

ROB CRUMP DESIGN

BUILDING DESIGN AND DRAFTING CONSULTANTS

A.B.N. 14 721 765 945

30 Sunnymede Close
Asquith NSW 2077
Mobile: 0412 581313

STATEMENT OF ENVIRONMENTAL EFFECTS

This statement has been prepared for Mr. and Mrs. Maynard applicant in respect of the proposed alterations and additions to the existing house at 24 Lincoln Avenue Collaroy.

The purpose of this report is to “embody such information as the applicant considers suitable to demonstrate that he has given appropriate consideration to the impact that the development to which that application relates will have on the environment” and “set out steps that he proposes to take to mitigate any likely adverse impact”.

1. THE SITE

Is located on the Northern side of Lincoln Avenue (Lot 34 DP 242932). It has a site area of 707.8 sqm and slopes sharply down from the road towards the rear and North.

2. EXISTING DEVELOPMENT

The site currently contains a two and three storey dwelling and existing pool in the rear yard.

3. ADJOINING DEVELOPMENT

Adjoining the site to the East at No. 22 is a two and three storey brick and tiled roof dwelling.

Adjoining the site to the West at No. 26 is a two and three storey rendered brick and tiled roof dwelling.

4. PROPOSED DEVELOPMENT

The proposal consists of minor additions with a small extension to the north side of the house over the ground floor below, replacement of the existing rear roof cover with a new structure and other minor internal changes.

Every effort has been made in planning and design to maximise both the quality of living spaces in the house and give the internal spaces some connection to the exterior. The proposal has similar roof forms to others houses in the area. This gives the house an attractive street presence while minimizing the height of the proposed dwelling.

Materials, finishes and colours will be selected to have minimal effect to the neighbours and the streetscape. Colours will be kept subtle, to add to the streetscape, not dominate it.

5. PLANNING CONSIDERATIONS

The proposal will see an attractive street elevation maintained. The alterations and additions are to the rear and can't been seen from the street.

The deck and roof addition are designed and situated so that privacy is maintained for both the subject dwelling and the adjoining dwellings. The proposal will have no effect on views.

This style and character of the proposed alterations are similar to other house types in the street and surrounding area.

6. TRAFFIC

As the proposal will maintain a single residence in nature the traffic will not exceed that presently allowed for in a Residential Zone.

7. SITE MANAGEMENT

For the purpose of safety and amenity, no materials, plant or the like will be stored on the road or footpath without written approval beforehand, so that the footpath may be kept clean and tidy during building operations.

In consideration for the existing environment, every effort will be made to protect neighbouring properties throughout the construction period. Building methods will follow the best Australian Standard practice. Every effort will be made on site to reduce to a minimum all pollution during the construction period. Builders waste run-off will be prevented from entering the stormwater system.

8. SEDIMENT CONTROL

A geofabric filter fence will be installed as indicated on the submitted plans to prevent erosion. It will be an approved fabric such as Polyfelt TS 500 or similar. The position of the sediment control fence is shown on the Site Plan.

9. LANDSCAPING

No changes to the existing landscaping area proposed.

10. DEMOLITION

There are minor paved areas and an existing awning roof that are to be removed and this shall be conducted in accordance with Councils' policies. Details of items to be removed are shown on the submitted plan.

11. OVERSHADOWING

The proposed new rear roof are on the North side of the existing dwelling the additional shadows are minimal and consistent with a single storey shadow.

12. VIEWS

There will be no loss of views as a result of the proposal.

13. PRIVACY

There will be minimal impact on privacy or overlooking to all adjoining properties.

14. ENERGY EFFICIENCY STATEMENT

Windows are located, sized and shaped to have good solar access and to capitalise on cool prevailing winds and to facilitate cross ventilation. Heavily used rooms are generally located to the northern side. Living areas are generally located within 20'W and 30'E of North. For sun control existing and new planting, eaves, porches and wall setbacks have all been considered to minimise winter shade and maximise summer shade.

These considerations will greatly improve a comfortable internal climate without the overuse of heating and air-conditioning.

15. STORMWATER DRAINAGE

It is proposed to drain all storm water to the existing point of discharge at the street kerb.

16. LAND SLIP

The site is located within the land slip area zone D. The works are entirely over the existing paved area. The only external work is a proposed replacement of an existing rear roof over a flat area.

17. CONCLUSION

The proposal complies with Council's policy on residential development with regard to site coverage and F.S.R.

It complies with the guidelines for sympathetic development and is considered to generally improve the external appearance of the dwelling when coupled with the surrounding residences.

27.03.2019