

## STATEMENT OF ENVIRONMENTAL EFFECTS

Project:  
Alterations & Additions at  
20 MYRA ST FRENCHS FOREST 2086  
Lot: 31 DP: 31106

For:  
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Prepared by:  
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### 1. Description of the proposal

The proposed development is for the alterations and additions at 20 Myra St Frenchs Forest.

The works include:

- Alterations to an approved roof consisting of raising the roof by 350mm and extending the roof on the north by 920mm to cover the approved deck
- New stair to the approved deck
- New doors and windows

### 2. The site

The site is located on the western side of Myra St. The existing house is a 2storey brick& weatherboard dwelling. The site slopes steeply from the back with some banked retaining walls and becomes less steep from the middle of the house. The house is 1 storey at the rear and 2 storeys at the front.

### 3. Planning controls

- Site Area: 527sqm
- Proposed Landscaped area: No changes proposed.
- Zoning: R2 Low Density Residential
- Wall Height: No changes proposed to wall height
- Side Boundary Envelope: Compliant. The east elevation shows a small encroachment by the roof however this can be considered part of the roof eaves which is and allowable encroachment
- Site Coverage: No changes proposed
- Side Setback: Compliant.



- Front Boundary Setbacks: No changes proposed. The stair in front of the building line provides access to the deck and front door. The stair is positioned no further than the timber deck
- Rear Boundary Setback: No Changes proposed
- Traffic, Access and Safety: No changes proposed.
- Stormwater: The proposed changes to the roof will continue to connect to existing stormwater system
- Erosion Control Plan: Not submitted as part of this application as there is no groundworks proposed
- Excavation: No Excavation proposed
- Landscaped open space: No changes proposed
- Private Open Space: Compliant. No changes proposed
- Energy Efficiency: This proposal does not require a BASIX certificate as it is deemed BASIX excluded development
- Access to Sunlight: This proposal is compliant with the controls for access to sunlight. Refer to shadow diagram.
- Views: Not Applicable
- Privacy: No changes proposed. The approved privacy screens minimise overlooking and privacy issues
- Landslip Area B: No new footings or excavation is proposed

#### **4. Conclusion**

This is proposal for alterations and additions to the existing house has very little impact on the neighbouring properties and is compliant all the objectives of both DCP & LEP, this proposal should be supported for approval.

