



DATE: 9<sup>th</sup> May 2019

The Studio  
75 Myrtle St, Chippendale NSW 2008  
(By Appointment)  
NSW Registered Architect #10537

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## STATEMENT OF ENVIRONMENTAL EFFECTS

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### Property Address

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**Lot 1 DP 984294,  
73 Undercliff, Freshwater, NSW 2096**

This Statement of Environmental Effects has been prepared on behalf of the owner of the subject property, Dr. Judith Neilson, AM.

The subject of this Statement is the owners' intention to perform alterations to the dwelling-house. The proposal includes the demolition of the existing timber deck and trimming of the existing concrete piles to facilitate the lowering of the western garden bed to improve its functionality and external appearance.

The footprint and area of the garden bed is to remain identical.

This Statement of environmental effects addresses the relevant matters for consideration under section 79C of the Environmental Planning assessment Act.

### Description of Site

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Access to site is provided by the existing access driveway directly off Undercliff Rd. From the front door you can access the timber deck which leads to private areas.

The 181sqm site consists of a dwelling-house and shoring piles installed along the north western site boundary which correspond to approximately 11sqm and protrude approximately 1.4 meters above the ground floor slab.

## Description of proposed development

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There is currently an active CDC approval for alterations to the double storey, three bedrooms dwelling house with garage. The proposal outlined here is of an external alteration to the concrete piles installed along the north western site boundary and the demolition of the timber deck beside the front door.

This proposal is of minimal visual impact to and from the property and improves the dwelling by;

- A) A lower height garden bed for increased visibility from the kitchen
- B) Better articulated floor plan and overall massing, in response to site conditions and dimensions
- C) Higher security to the property to the entry door, providing increased privacy
- D) Larger visible garden areas

Approval sought;

1. Trim the western concrete piles to lower the garden bed (providing visual link to garden from kitchen).
2. Demolish the existing timber deck (to increase security and privacy).

As described above the shoring piles that are to be trimmed have been installed along the north western site boundary. They were more than likely installed to retain the site at No.71 during the bulk excavation of the basement garage on No.73. The site at No. 71 has subsequently been re-developed and now includes a basement about the same level than on No.73 which has resulted of a rock column between the two basement garages.

The piles are to be cut with a saw due to the proximity of the piles to the adjoining dwelling.

The demolition of the timber deck will provide to the client more privacy and the entry to the building will be restricted to the front door as well it will provide a larger space to explore the garden as well as allow sunlight to penetrate through the eastern windows.

A set of architectural drawings prepared by *Atelier Andy Carson*, outlining the proposal accompanies this report with external finishes detailed on the plans.

## **Statutory controls**

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There is no impediment to consent being granted.

## **Development Compliance**

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The development complies with standards and controls for building height planes, setbacks and building envelope controls. The Development has also carefully considered Northern Beaches Councils LEP and DCP controls.

## **Vegetation**

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Due to the trim of concrete piles and the demolition of the timber deck, a garden bed will be re-instated and new plants will be added to suit the environmental conditions.

The proposal does not adversely affect any endangered species, biodiversity or abundance of flora and fauna.

## **Demolition**

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The proposal requires the cut off existing shoring piles with a saw and a removal of the timber deck.

## **Services**

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The following services are available and remain unaffected by the development:

- Telephone (underground cabling or restricted to mobile)
- Roof water is to be collected and stored
- Town Water is connected and available to site
- Electricity connected

## **Sewerage Disposal**

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The proposal does not affect any plumbing/stormwater or sewage services on the site.

## **Erosion and Sediment Control**

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The following erosion and sediment control method will be used on-site during construction, where appropriate;

- Geotextile fabric
- Gravel
- Silt fence
- Combination of all

## **Construction waste**

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Refer to attached Waste Management Plan.

## **BASIX Certificate**

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A Basix certificate is not applicable to the proposed work.

## **Impacts**

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### **Noise**

The proposed development will increase local noise levels slightly. The noise levels will not be problematic due to the small size of the development.

All construction is to be kept between 7am to 5pm, Monday to Friday with no work on Saturdays and Sundays and public holidays minimising distraction to any neighbouring dwellings.

## **Privacy, views and shadows**

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### **Visual Privacy**

- The proposed work is located in between the two lots and any visual impacts are minimal.
- There are no views blocked of neighbouring dwellings present.

### **Acoustic Privacy**

- Noise transmission between neighbouring buildings will only be carried during the demolition.

### **Overshadowing**

- The proposal does not overshadow any adjacent properties and is positioned at a lower height to the nearest boundary.

### **Amenity**

The proposed development will not impact significantly upon the views of local properties.

The proposed development will not cast and shadows onto adjoining properties. The proposal is compatible with the bulk, scale and character of existing development in the area.

## **Conclusion**

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Given the minimal nature of the proposed works, to and from the property, the size of garden beds being maintained it is requested that Council support the application as outlined here and in the supporting documentation.

Kind Regards,

### **Applicant**

Andy Carson

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