



# **STATEMENT OF ENVIRONMENTAL EFFECTS**

FOR

**ALTERATIONS & ADDITIONS**

AT

**17 CHAPMAN STREET GLADESVILLE**

FOR

**MR & MRS HUKINS**

TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS  
REF: 23P2130 DRAWINGS 01 - 12

Prepared by  
N Porter BSc(Arch) MBDANSW  
**House Plans By Design**  
PO Box 224 Leichhardt NSW 2040  
T 02 9568 6502 E [nporter@houseplansbydesign.com.au](mailto:nporter@houseplansbydesign.com.au)

## 1.6 SITE ANALYSIS

The site is a rectangular block of 15.135 metres overall width, 42.95 metres overall length and 568.5m<sup>2</sup> in area. The block has a northeast-southwest orientation with a fall to the street of approximately 4 metres.

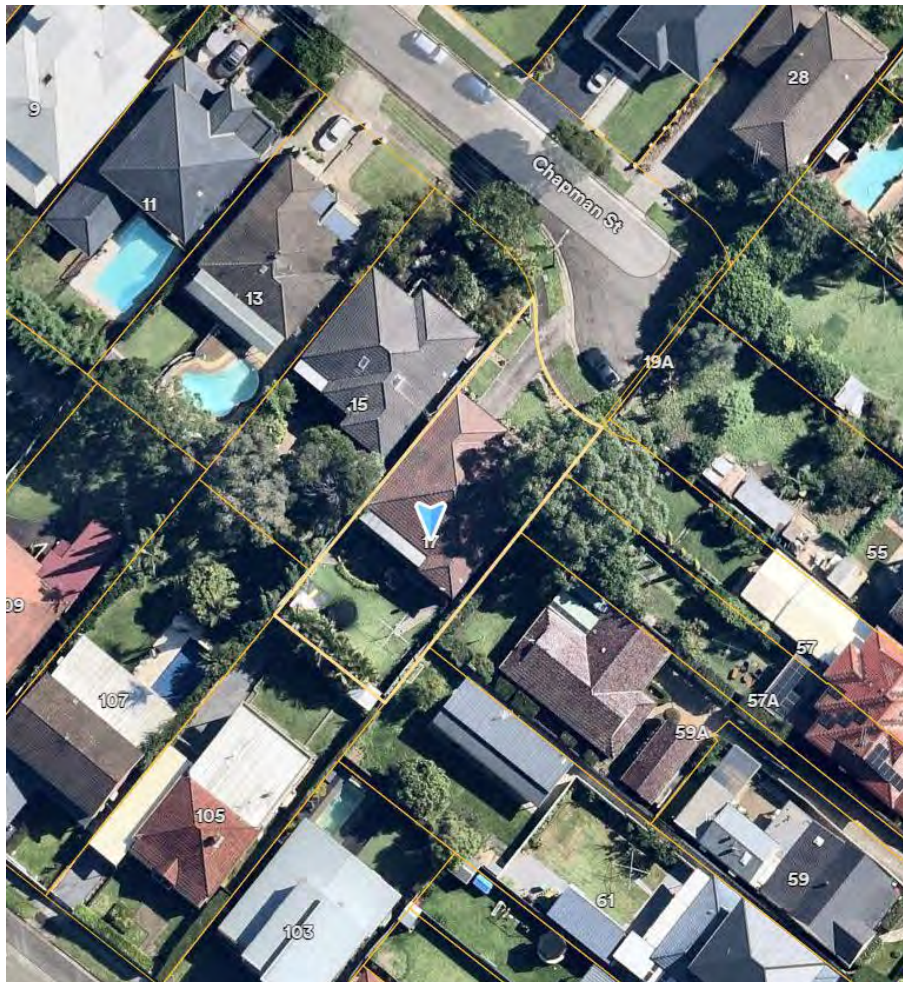
17 Chapman Street is a one- and two-storey face brick dwelling with a hipped tiled roof. Living areas and bedrooms occupy the upper (ground) floor while the lower floor level contains a garage and store room. There is a narrow balcony off the kitchen / meals area at the rear.

17 Chapman Street occupies one of two blocks at the end of the road. Other houses in the street are one- and two-storey brick dwellings of similar age (c1960s and 1970s) with some new builds and some modifications. The adjoining lands to the southeast are the rear yards of dwellings fronting Tennyson Road.

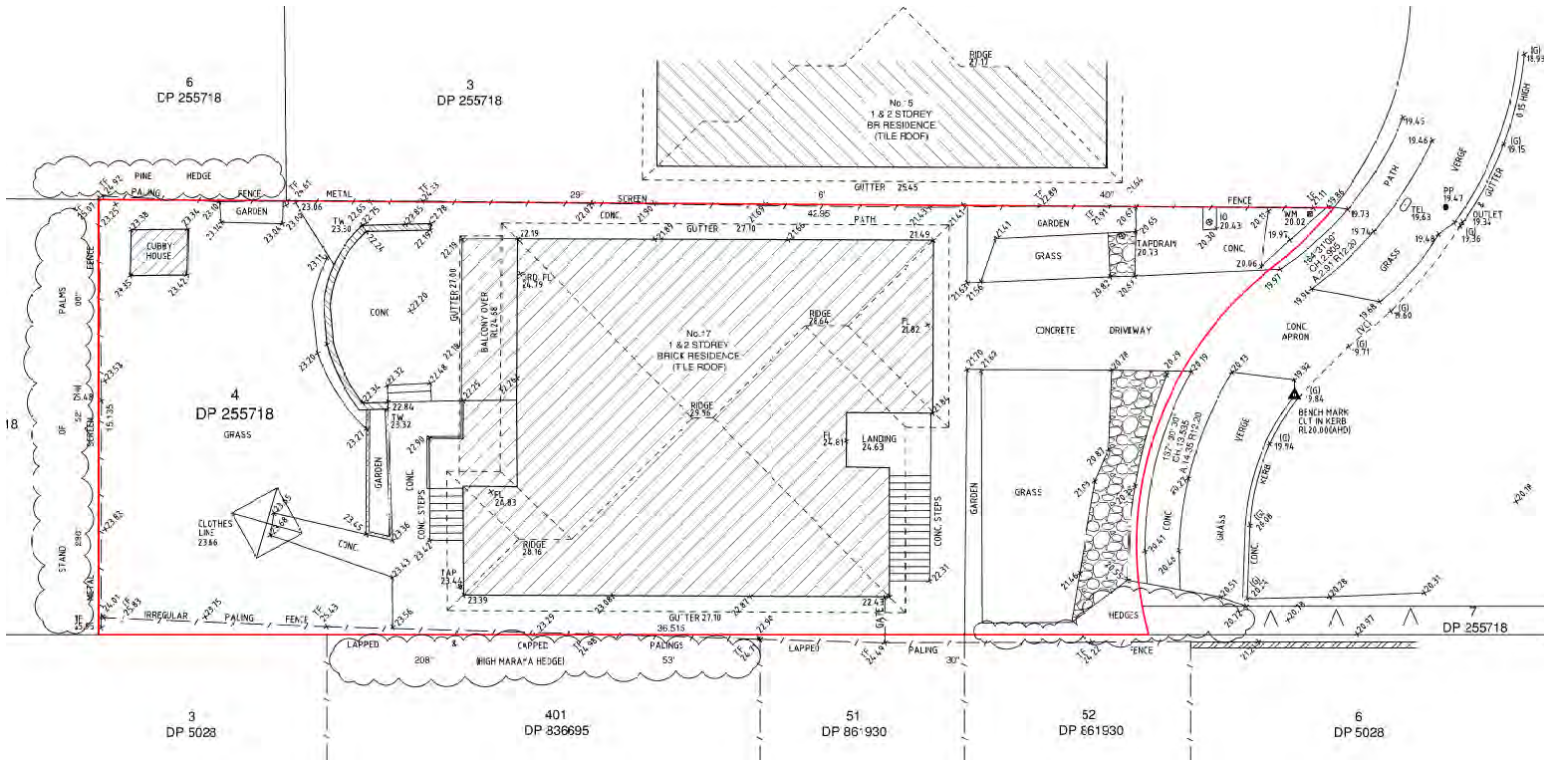
Stormwater drainage is via underground pipes to the street kerb and gutter. The Sydney Water sewer mains commences at the front northern corner of the site.

There are no significant trees on the property itself but there are hedge plantings along side and rear boundaries and mature trees on adjoining sites.

Vehicles exit the site in reverse gear via a concrete driveway crossing.



AERIAL VIEW OF SITE AND SURROUNDS (Source: Nearmap)



PARTIAL SURVEY PLAN OF 17 CHAPMAN STREET GLADESVILLE (Source: Norton Survey Partners)

## THE PROPOSAL

- Ground and lower floor alterations and additions to the dwelling including the extension of the balcony, widening of the existing driveway, re-cladding the roof and rendering of external walls (full details are shown on the architectural drawings).

### 2.2.2 ALTERATIONS AND ADDITIONS TO DWELLING HOUSES

The proposed works are designed to improve the layout and facilities of the dwelling and to modernise the exterior. The existing and new roofs are re-clad in Colorbond to integrate the new work with existing and which is consistent with other homes in the street.

### 2.5.1 STREETSCAPE

Modifications to the front of the dwelling include replacement of windows, re-cladding the roof with Colorbond, rendering the face brickwork and adding stone feature cladding to modernise the exterior. The existing garage door opening and driveway are widened to allow two vehicles to park side-by-side if required.

### 2.5.2 PUBLIC VIEWS AND VISTAS

There are no views from the public domain which would be impacted by the proposed works.

### 2.5.3 PEDESTRIAN AND VEHICLE SAFETY

Vehicles will continue to enter and exit the site via the existing driveway crossing from Chapman Street. As the dwelling is at the end of the street, pedestrian activity is minimal.

### **2.6.1 DEEP SOIL AREAS**

A deep soil area of 8 metres by 8 metres is provided in the rear yard.

### **2.6.2 TOPOGRAPHY AND EXCAVATION**

Some excavation (up to 1.2 metres) of existing ground levels is proposed, to provide a level courtyard entertaining area accessible from, and at least 200mm lower than, the existing lower floor level.

### **2.7 FLOOR SPACE RATIO**

The proposed FSR of 0.45:1, which excludes external walls, void and verandahs complies with Council's maximum of 0.50:1.

### **2.8.1 BUILDING HEIGHT**

The proposed additions comply with the maximum 7.5 metre wall plate height and 9.5 metre overall height for dwellings.

### **2.8.2 CEILING HEIGHT**

The existing dwelling and proposed additions have ceiling heights complying with the minimum 2.4 metres.

### **2.9.1 FRONT SETBACKS**

Existing front setbacks are maintained.

### **2.9.2 SIDE SETBACKS**

It is proposed to maintain the existing northwest side setback of 1.27 metres, which does not comply with the 1.5 metre minimum for two storey height walls. Due to the dwelling being partially excavated into the site, the resultant wall height above existing ground level along the northwest elevation is generally consistent with 4.5 metres which is considered a single storey height wall.

In addition, the objectives of the side setback control are met as follows:

*1. To enable building siting to be compatible with the streetscape.*

Adjoining dwellings have similar side setbacks to the proposal.

*2. To provide car access.*

A garage is provided within the dwelling footprint at the front of the dwelling and vehicular access to the rear of the site is not required.

*3. To provide access to the rear of the allotment.*

Access to the rear of the site is achievable within existing side setbacks which are in excess of 1.2 metres.

### **2.9.3 REAR SETBACKS**

The proposed addition has a rear setback of 11.5 metres which is in excess of the 25% site length minimum.

### **2.10 OUTBUILDINGS**

N/A

#### **2.11.1 CAR PARKING**

The existing garage provides parking for one vehicle on the property behind the building line. It is proposed to widen the garage door opening and the existing driveway to enable two vehicles to park side by side if required.

### **2.12 SWIMMING POOLS AND SPAS**

N/A

### **2.13 LANDSCAPING**

No trees are proposed for removal and significant trees on neighbouring sites are far away enough from the proposed works that an Arborist Report has not been prepared.

#### **2.14.1 DAYLIGHT AND SUNLIGHT ACCESS**

Shadows cast from the proposed additions have negligible impact upon adjoining properties

#### **2.14.2 VISUAL PRIVACY**

No new window openings are proposed at first floor level in side elevations. A privacy screen is incorporated along the side of the extended rear balcony.

#### **2.14.3 ACOUSTIC PRIVACY**

Proposed living areas and outdoor entertaining areas are located adjacent to those of adjoining properties.

#### **2.14.4 VIEW SHARING**

N/A

#### **2.14.5 CROSS VENTILATION**

Windows on opposite and adjacent walls provide cross-ventilation throughout the dwelling.

#### **2.15.1 ROOFS**

The existing hipped roof forms are maintained. The roof tiles are replaced with Colorbond roofing to modernise the exterior of the dwelling.



### 2.15.2 ATTIC DORMER WINDOWS

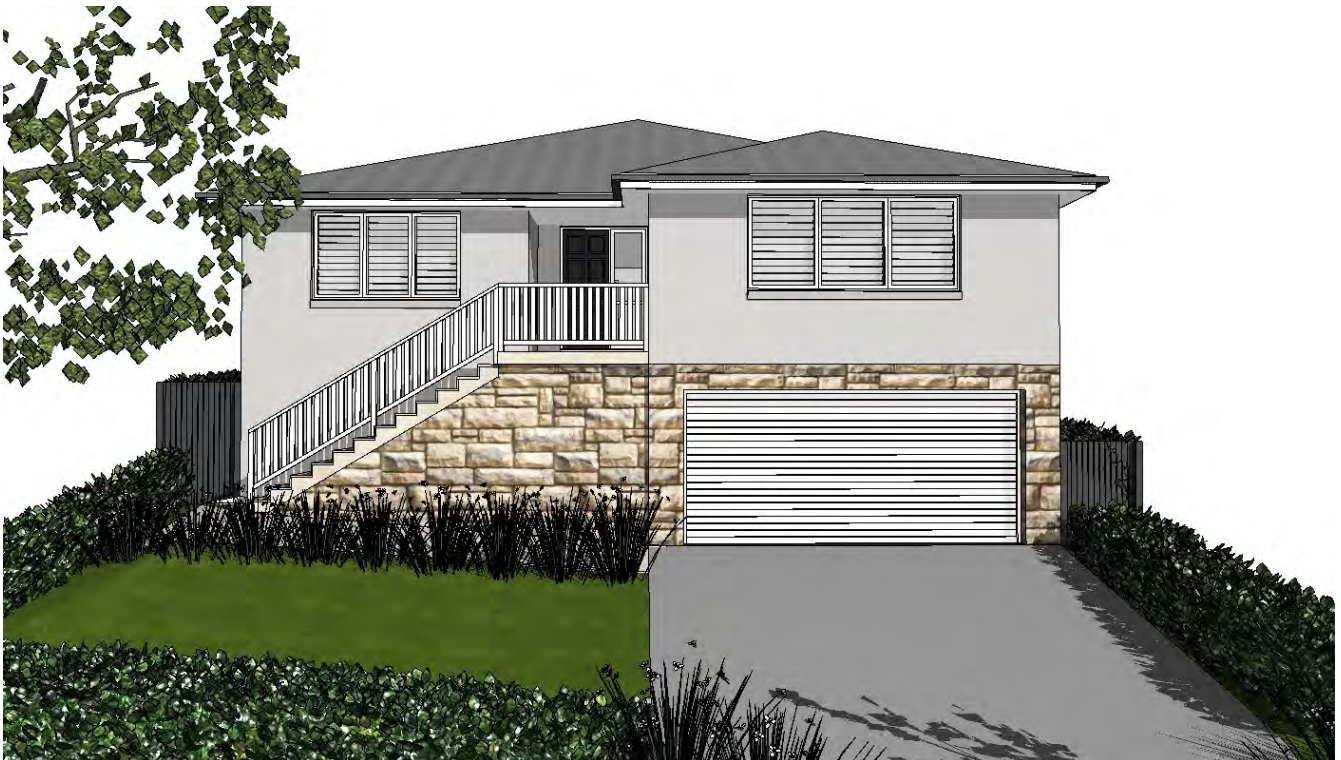
N/A

### 2.16 FENCES

N/A

### STORMWATER

As the increase in impervious area is less than 80m<sup>2</sup>, it is proposed that new downpipes be connected into existing stormwater pipes discharging to the street kerb and gutter.



ARTIST'S IMPRESSION OF FRONT OF DWELLING