

Statement of Environmental Effects

Proposal: New portico addition and new carport
Address: Lot 74 DP 12744, No. 46 Forrest Avenue, Earlwood
NSW 2206

Prepared by: Paperseed Design

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1 Introduction

The proposal consists of the following works at Lot 74 DP 12744, No. 46 Forrest Avenue, Earlwood NSW 2206

- New portico addition and new carport

The statement accompanies plans prepared by:

- Architectural Plans by: Paperseed Design

In this document, the scheme is presented and appraised having regard to the relevant planning controls of Canterbury Development Control Plan 2012 and Canterbury LEP 2012.

2 Site suitability

The subject site is located at No. 46 Forrest Avenue, Earlwood NSW 2206. The site is 550 m² in size, parallelogram shaped block, with frontage to Forrest Avenue facing North. The site has a slight slope from North to South.

The site is zoned 'R2', which permits dwelling houses and associated outbuildings in the LEP requirements. Adjoining development surrounding the property include single storey interwar Californian Bungalows and some post war style brick dwellings.

The proposal meets the local planning objectives being compatible with the established character and streetscape. The proposal is of a scale and density that is compatible with the predominant character of the locality.



Figure 1 - Location of house

3 Present and previous uses of the land

The present use of the site is a one storey brick California dwelling with tiled roof. The present uses of adjoining land are residential dwellings.

There are no potentially contaminating activity on the property or nearby the property that we are aware of. No testing of the site for land contamination has been done.

4 Proposal

The proposed application is for New portico addition and new carport. Alterations include render and moulding to the primary dwelling, lighting to façade, updated roofing and gutters, paint to windows and updated rendered fence with slat infills.

5 Compliance with development standards

The following planning instruments impact on the proposed development:

- The Canterbury Development Control Plan 2012
- The Canterbury Local Environment Plan 2012

The proposed development complies with the requirements of each code that is set out by Canterbury Council. Refer to the compliance table below:

Site Area	550m ²
Site Coverage 50%	No change
Height (8.5m)	No change to primary dwelling 3.660m Carport height 3.680m Portico
Front street setback	No change to primary dwelling 0mm setback to carport
Side setback 900mm	No change to primary dwelling 0mm setback to carport
Rear setback 6m	No change to primary dwelling
Landscape 20%	No change

Under the Council's Residential DCP requirements under 2.6. Refer to compliance table below:

1) In reference to the single space carport:

C10 For existing dwelling houses, a single space carport may encroach beyond the minimum front setback, where it can be demonstrated that:

a) There is no existing garage on the site	There is a rear garage on the rear. However, this is inaccessible. See point b).
b) There is no side or rear vehicle access to the site	There is no access handle easement on the property that allows access on the side. Additionally, the width of driveway between walls is tight and does not comply with Australian Standards.
c) The site does not contain a heritage item or is not within a heritage conservation area or local character area;	There is no heritage item and the property is not within a heritage conservation or local character area.
d) The site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;	There are approved carports forward of the front building line located along the street. See appendix.
e) The maximum width of the single carport is 3m	The maximum width of the single carport is 3.34m, which does not comply. However, the

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	posts align with the existing pillars of the fence to create a cohesive design.
f) It is of simple posted design with no side panel infill;	No side infill panel is proposed and carport is simple posted design.
g) There is no solid panel lift or roller shutter door proposed;	No solid lift panel or roller shutter door is proposed.

2) In reference to the portico:

C13 Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.	Portico projects 615mm into the required front setback.
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3) In reference to building design:

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.	The new additions are integrated with the existing dwelling and enhances the architectural character.
O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.	The proposal enhances amenity to the occupants with no affect on solar access, privacy and natural ventilation.
O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.	The additions complement the architectural character of the existing building.
O4 To facilitate positive interaction between the private and public domain.	The façade contributes positively with the streetscape and public domain.
O5 To maximise passive surveillance to promote safety and security.	The front rooms are bedrooms which allow for passive surveillance.
O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.	The proposed portico and carport enhance the articulation of the façade and building design.
O7 To ensure all elements of the facade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.	The proposed portico and carport roofs are well integrated into the existing architectural form.
O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.	The carport adds a high level of amenity to the occupants.

6 Design

The proposed Portico addition to the primary dwelling complements the existing architectural character of the dwelling. The carport is along aligned with the existing architectural character of the dwelling. The addition provides enhanced amenity for the residence, providing cover from weather and protects the car from damage.

The roof design does not detract from existing roof form. It is integrated with the existing architectural form, with the roof pitch following the existing line of the roof.

7 Heritage

The property is not impacted by heritage.

8 Access and traffic

The existing dwelling currently has a driveway along Forrest Avenue. There are no changes to the access driveway.

9 Privacy, views and overshadowing




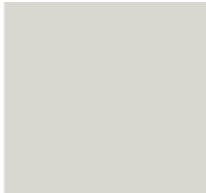
There is no effect on adjoining properties in regards to Privacy, Views and Overshadowing.

There is minimal effect of overshadowing to neighbour's properties and private open spaces, with sufficient solar access, light and air provided to the spaces.

10 Drainage

Refer to stormwater engineer's drawings.

11 Finishes Schedule

Location	Material	Colour
General External Walls and trim mouldings	Rendered	Dulux Narrow Neck 
Roofing	Tiled roofing	Dulux Monument 
Gutters & Fascia	Metal	Dulux Narrow Neck 
Windows	Paint	Dulux Surfmist 

12 Conclusion

In conclusion, the proposal compliant and consistent with the Canterbury Control Plan 2012 and therefore recommended that Council give supportive consideration to the proposed application.

13 Appendix of Carports along Forrest Avenue



Figure 2 - No.23 Forrest Ave Earlowood - Carport