

**STATEMENT OF ENVIRONMENTAL EFFECTS  
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING  
RESIDENCE**

**LOT 63, DP 801586  
NUMBER 16 NELIMAH CLOSE NARARA**



**AERIAL PHOTOGRAPH OF SITE LOCATION AND EXISTING DWELLING.**

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***SITE LOCATION AND DESCRIPTION***

The site is known as Lot 63, DP 801586 number 16 Nelimah Close, Narara

The site has a total area of 461.69m<sup>2</sup>, and it is a generally flat site in the vicinity of the dwelling and proposed alterations and additions, with an incline sloping towards the street within the front areas of the site.

The site is connected to council sewer and water mains, electricity and telephone lines.

The site is located on the southern side of Nelimah Close.

The site is accessed directly from Nelimah Close via easy driveway access.

The immediate locality contains a mix of older and new one and two storey dwellings, which comprise of simple brick and tile, fibro and metal roof homes, and also modern and Architectural designed homes at a rate of around even in numbers, with modern Architectural homes on the rise within the locality.

***DESCRIPTION OF THE PROPOSAL***

The existing dwelling currently has an enclosed room to the rear (south) of the site, which is to be demolished. The enclosed room is a lean – to roof and queensland room type construction to the existing walls.

The existing roof has multiple leaks and this is causing major detriment to the rest of the surrounding internal spaces.

A new room is to be constructed in the same location as the existing enclosed room, in which the existing floor will be utilized, and also new timber stud walls with internal linings and selected complimentary cladding to the exterior.

There is an off – set space to the immediate north of this room next to the garage, which will become a home office and also a storage area, and it will be a minor addition separate to the existing building footprint.

The entire new addition and alterations will then undergo having a “tied in” roof over, which will be timber trusses and colorbond, and matched into the existing hip and gable roof form.

The existing tiled areas of the roof will also be replaced with colorbond roofing.

A new awning is also proposed to cover the southern courtyard next to the existing pool area.

## STATEMENT OF ENVIRONMENTAL EFFECTS

The proposal would create little to no additional detrimental effect or nuisance to the immediate or surrounding neighbours or the locality.

The most predominant part of the proposal will be basically constructed within the existing footprint of the dwelling which exists on the site, and its use will remain the same as current.

The proposal would be single storey, and all is within compliance with councils setback guidelines without exception.

A large driving force of the proposed application is for the owners to rectify a poorly performing existing roof structure which will consequently have a knock on effect to the rest of the dwelling without rectification.

Shown below are some photographs of the damage to the existing dwelling





The proposed additions will be match the form of the existing dwelling, and complimentary materials and finishes will be used in the construction of the proposal.

The use of the site, and the intent of the proposal is in full compliance with the requirements of councils LEP document as well.

### ***CONCLUSION***

As detailed, the proposal is within general compliance with the objectives of the DCP, and it achieves full compliance with the LEP.

The proposal, post renovation, would be a modern, attractive and welcome attribute to the locality, and it would serve to improve the day to day living of the owners of the site, and for these reasons approval can be justified.