Statement of Environmental Effects

For

Proposed 3 car garage/ancillary building

at

408 Liverpool Road, South Strathfield
Lot 1 DP 655904
Statement of environmental effects

Introduction

This Statement of Environmental Effects accompanies a Development Application proposal for an ancillary building/3 car garage addition in the rear of the existing two storey house. The proposal is as shown in the attached drawings.

Details of site

Address 408 Liverpool Road, South Strathfield, NSW 2136.

Site Details Lot 1, D.P. 655904

Total Site Area 1,808 m²

Existing house area 389 m²

Existing Garage 56 m²

Existing shed 42 m²

Proposed 3 car garage 90 m²

Total floor area 577.8 m²

Site coverage including proposed garage 31.95%

Landscaping required 45% (813.6 sqm)

Landscaping proposed 40.82% (738 sqm)

The site comprises of a two storey house and single garage and shed improvements.

The proposed 3 car garage addition is going to be located in the rear left had corner of the backyard of the existing house, as per the drawings attached.

Objectives of the proposal

Objective is to propose a new 3 car garage in the back yard to an existing house for the purposes of housing 3 cars off the street and out of the weather and also provide some additional ancillary storage.
Methodology

The sections of the Statement of Environmental Effects correlate to Part A of Strathfield DCP 2005 Dwelling Houses and Ancillary Structures and NSW state housing policies.

Location Map
**Design Proposal**

The design of the proposed ancillary 3 car garage additions will be of colour bond walls, roof cladding materials and associated concrete floor. A concrete driveway will provide direct access for vehicles from exiting driveways to the street frontage as per plans provided.

The simple and basic design includes 1 x passage door, 1 x standard window and two roller shutter doors 3,000 mm high. The ceiling height of 4,000mm above the roller doors is required to provide necessary clearance to accommodate the roller doors. The skillion roof will pitch up away from the roller doors to a maximum height 4,791 mm to accommodate the necessary fall for storm water to be collected via a single gutter above roller doors.

In accordance with state planning policy for ancillary building maximum height requirements of 4500 mm we propose a small vibration be considered in order to accommodate the necessary fall from the skillion roof.

The stormwater will be connected to the exiting storm water connection point of the exiting garage and shed located close by.

The proposed new garage will be set back 500mm from side and rear boundary as per the DCP requirements.

The proposed new garage will be constructed from colour bond walls and roof on a concrete slab. The proposed finishes and roof types integrate well with overall design, lending symmetry to all the structures on that block of land and neighbouring developments.

**Landscaping Plan**

The existing landscaping ratio provided is 40.82%. Part A of Strathfield DCP 2005 requires that 45% of the site be landscaped. We are seeking a relaxing of the code/approval to the discrepancy required by the DCP. Landscaping plan attached.

**Privacy**

There are no adverse privacy impacts to consider.

**Overshadowing**

There are no adverse over shadowing effects to consider, per shadow diagram attached.
Air & Noise

There are no adverse air and noise effects to consider.

Waste Management

There will be little or no waste created as a result of construction. The garage will be provided in kit form and erected in accordance with manufactures specifications. However any waste created will be disposed by way of waste bin provided by a licence waste management company and disposed at a licenced waste management facility.