

## STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed alterations and additions to the house located at 11 Darmour Avenue, Allambie Heights, lot 3, on deposited plan D.P. 536523 with a site area of 559 square metres. The site is zoned R2 low density residential. The adjacent houses do not face Darmour Avenue.

On the ground floor, it is proposed to enclose an existing patio area and make a few modifications to internal walls to increase the living area and add a new bathroom. New windows and doors are proposed. The existing stairs are to be replaced with new stairs to the first floor. Some internal walls are to be removed to make a larger living area with new bi-fold windows to replace the existing full height windows. New bi-fold doors and a new covered deck are to replace existing windows and doors and an existing deck. Under the deck, a new wider concrete driveway is proposed.

Site information and building controls:	proposed	Compliance with Control?
site area (m2)	559 sq.m.	N/A
Housing density (dwelling/600 m2)		N/A
Maximum building height (8.5m)	6.13m	yes
front building setback (6.5m)	8.89m	yes
Rear building setback (6.0m)	5.39m existing 5.39m new	no no
Minimum side boundary setback (0.9m)	3.33m (NE house) 3.02m (NE deck) 6.3m (SW deck) 6.7m (SW house)	yes yes yes yes
Building envelope (4m)		yes
Private open space (m2)	60 sq.m.	yes
% of landscape open space(40%)	33% existing 34% new	no no
Maximum cut into ground (m)	-	N/A
Maximum depth of fill (m)	-	N/A
Number of car spaces provided	2	yes

## STREETSCAPE

The streetscape will be enhanced with the addition of the new covered deck and new driveway.

## PRIVACY AND NOISE

The new deck is only .5m longer than the existing deck and is located in the same place at the front of No. 11 so privacy and noise will be similar to the existing situation. The new deck is closest to the house on the northeast side but not really adjacent to any neighbour's private open space. Privacy and noise considerations have been addressed on the northeast side of the new deck with the addition of a 1.8m high privacy screen. It will increase privacy and decrease noise between No. 11 and the house to the northeast. There is 8.65m to the boundary of the house to the southwest of No. 11 so there will be minimal effect to the privacy and noise considerations for that neighbour.

By enclosing the ground floor patio, it will provide more privacy and decrease noise for the neighbouring properties at the rear of No. 11.

## SIDE BOUNDARY ENVELOPE AND SIDE SETBACK

The house is compliant with the side boundary envelope and the side setback controls.

## REAR BUILDING SETBACK

The existing house is noncompliant with the rear setback control.

The proposed new ground and first floor areas will be in the same location as the existing ground floor patio and first floor dining/kitchen area which has been approved by Council in 1992.

In Council's development control plan, it states:

Rear boundary setbacks will be determined on a merit basis and will have regard to:

- streetscape
- amenity of surrounding properties; and
- setbacks of neighbouring development

The amenity of the surrounding properties will be increased by enclosing the ground floor patio area. The streetscape is being enhanced with the new covered deck. Privacy between neighbouring properties will be increased by the proposal. The setbacks of neighbouring properties don't apply to No. 11 because it's the only house located on Darmour Avenue in this section of the street. Landscaping remains similar to the existing in the front even though it's being decreased to allow for a wider driveway. Landscaping is being increased in the rear yard because of a small reduction in the size of the existing paving.

## FRONT BUILDING SETBACK

The proposal complies with the front building setback.

## BUILDING HEIGHT

The proposal is within Council's control as seen in section A.

#### LANDSCAPED OPEN SPACE

The landscaped open space requirement for this site is 40%. The existing landscaped open space is 33 % which does not comply with the control. The proposal increases landscaped open space to 34% by removing a small section of paving in the rear yard to make up for the landscaping being removed in the front yard by widening the driveway. The wider driveway will make it easier to get 2 cars in and out of the parking area. The objectives of the control will still be met. The majority of the landscaped area is in the front yard so the streetscape will be as it is now. Privacy is being maintained between buildings.

#### OVERSHADOWING

The new roof over the carport is creating most of the new shadows. A polycarbonate roof is proposed so it will let more light through than an opaque roof.

The new shadows from this proposal fall predominantly to the front of No. 11 Darmour Avenue at 12pm and 3pm and over the rear yard of No. 2 Normandy Road at 9am. There is an existing shadow falling over the rear yard No. 2 Normandy Road at 12pm. This area is not used for private open space. No. 2 Normandy Road is a corner site with the main private open space areas located to the sides and front of the house. The living area of No. 2 Normandy Road is located at the front of the house off Darmour Avenue with the private open space located to the side where a pergola is. Small, high windows face No. 11 Darmour Avenue so the corner where the shadows fall isn't used for private open space. There is minimal impact of new shadows over neighbouring properties.

#### VIEW SHARING

There are no views from this site.

#### PRIVATE OPEN SPACE

The private open space will remain as existing.

#### CAR PARKING

There is car parking for 2 cars in the carport on this site. The proposal will remain the same. The new driveway will be wider than the existing brick driveway which will enable easier egress in and out of the carport.

It is requested that Council consider the variations in the controls for the rear building setback and landscaped open space because they are existing non-compliances. Plans were approved by Council in 1992 with a non-compliant rear building setback.

By: Duffy Regan Design

