

Statement of Environmental Effects (SEE)

Date: January 8, 2021

Owners: Mr. B. Sugar & Ms. B. Gratton

Subject Property: 29 Donegal Road, Killarney Heights
Lot 19, DP 2232313

1. Site suitability

The site is located on the south side of Donegal Road, Killarney Heights. The subject site is the shape of a parallelogram with an area of 696.1m². It has a front, northern boundary to Donegal Road of 18.365m, eastern and western side boundaries of 38.105m and the rear, southern boundary of 18.365m. The site slopes from the north-eastern corner of the site to the south-eastern corner of the site away from Donegal Road by around 9.8m. Erected on the site is an elevated two storey, 4 bedroom plus study dwelling.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

2. Present and previous uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development compliance

The subject site is located zoned R2 Low Density Residential. Under this Category, the proposed use is permissible with consent.

The proposal consists of the following:

Ground Floor- Extending the garage forward 1.09m and creating access for three cars along with a new access driveway. Providing an extension to the south-west corner and transforming the downstairs layout to include a bedroom, bathroom, separate WC and laundry along with an open sitting room, cellar and home gym. A new internal lift and semicircular internal staircase are proposed along with a covered rear terrace which steps down to a new infinity edge swimming pool.

First Floor- A new front extension and extensive remodelling of the existing floor plan is proposed to provide two bedrooms, a study, ensuite, separate WC and WIR to the main bedroom and a new main bathroom with separate WC. A new open plan kitchen, dining and living room are proposed along with a walk-in pantry, fireplace and connecting semicircular staircase and lift. Access to the front entry porch is proposed via a new ramp from street level. A new rear partially covered balcony to also proposed.

The existing pitched roof is to be removed and replaced by a skillion style roof with raked ceilings. A new front fence with both vehicular and pedestrian entry gates are also to be provided.

The proposed changes have been designed to comply with Councils controls. The proposal is under the Council's 8.5m building height limit but it breaks through the side boundary envelope controls of 4m and 45°. However, this is true of the existing dwelling with the only difference being 400mm in height for the new skillion roof structure. By breaking through the envelope, it does not make any difference to the overshadowing of adjoining properties, nor does it add to the bulk and scale and it does not reduce any views by adjoining properties. As we ask that Council allow this non-compliance. The proposed ceiling level will also be higher than 7.2m above natural ground at 7.7m, however this is due to the ceiling being raked rather than flat and as such this non-compliance we ask Council to also allow.

The side setbacks remain the same and are further away than the required 900mm. The rear boundary setback to the first floor proposed balcony is 10.725m and is more than the required 6m. The proposed street frontage is set back 7.095m to the front porch and therefore complies with the required 6.5m front boundary setback requirements.

The proposal will result in a landscape space of 279.20m² or 40.1% which complies with the DCP of 40%. The site allows for over 150m² of private open space that is now accessed from the new sitting room and as such complies with the DCP.

Please see site plan, floor plans and elevations for further information.

4. Access and traffic

Existing access to and from the subject site is via a driveway off Donegal Road. This will remain under the proposal. The existing garage is being extended towards Donegal Road and will allow for 3 car parking spaces. The existing driveway is then to be widened to access the third space.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

5. Privacy, views and overshadowing

Visual privacy:

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. Privacy screens are proposed to both end of the first floor balcony and to the eastern end of the ground floor balcony. Properties to the south sit well below the subject site and as such views from the proposed first floor balcony focus on the magnificent City views and not looking into yards that sit almost 12m below.

Acoustic privacy:

The proposed alterations and additions will not affect acoustic privacy as the residence remains a single family dwelling.

Views:

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed alterations and additions incorporate a new skillion style roof to replace the existing pitched with gable end roof. The overall ridge height is only increased by 400mm which does not affect any views enjoyed currently by adjoining properties.

Overshadowing:

The proposed changes to the footprint along with the proposed new roof structure do not take away any significant sunlight from the adjoining neighbours. The property to the west, No.31 will not be affected at all. The property to the east, No.27 only loses a tiny bit of sunlight at 12 noon on the 21st June while the properties to the south, due to the large drop in topography, are already fully shaded by the existing dwellings and will not have any further reduction in sunlight.

Please see 3D shadow diagram submitted with this application.

6. Air and noise

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

7. Soil and water

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

8. Known Risks

The site is in the following zones:

1. Landslip B- a geotechnical assessment accompanies this application.

The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area or a Bushfire Zone, is not near any wildlife corridors, is not on flood affected land and is not within 2m of Council storm water pits and pipes.

9. Waste management

Existing council waste collection will remain in place for the subject site.

10. Conclusion

Having regard for all of the above, we believe that this development will not have any adverse effect on the built or natural environment, and therefore Council's favorable consideration is sought.

Statement of Environmental Effects Checklist for

Buildings Class 1 and 10

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m ²	696.10m ²	Y	
Housing Density dwelling/m ²	1/600m ²	Y	
Max ceiling height above natural ground level	7.7m	N	See notes
Impervious area m ²	403.45m ²	Y	
Maximum building height m	8.2m	Y	
Front building setback m	7.095m	Y	
Rear building setback m	10.725m	Y	
Minimum side boundary setback	1.05m	Y	
Building envelope	4m + 45°	N	See notes
Private open space m ²	177m ²	Y	
% of landscape open space %	40.1%	Y	
Maximum cut into ground m	1m	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	3	Y	

Site Photos



View of subject site from Donegal Road



View from the rear of the existing house



Views looking out from the existing first floor balcony



View looking to adjoining property to the west No.31 Donegal Road



View looking to adjoining property to the east No.27 Donegal Road



View of properties to the north across Donegal Road