

## STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed alterations and additions to the house located at 82 Quirk Street, Dee Why, lot 1, on deposited plan D.P. 34485 with a site area of 781.3 square metres. The site is zoned R2 low density residential. The survey shows two western boundaries for the site. The furthest western boundary is the west boundary for the site. There is a granny flat located at the north end of the site off Bushey Place which is much lower than the house.

On the ground floor, a new covered entry and new stairs to the first floor are proposed. A new hallway to the family room with a glass roof is proposed which will allow for a larger dining and kitchen. The existing side and rear decks are to be extended. There are a few changes to internal walls and existing windows. The existing garage is to be completely enclosed with a new wall on the eastern side.

The first floor is to be extended to the south side for the addition of a bedroom, toilet, bath, void over the entry and a covered balcony. There are changes to the internal walls to make the existing bathroom an ensuite for the master bedroom. There are changes to some of the existing windows and doors.

Site information and building controls:	proposed	Compliance with Control?
site area (m2)	801.2	
Housing density (dwelling/m2)	600	N/A
Maximum building height (m)	8.5	yes
front building setback (6.5m)	6.5m	yes
Rear building setback (m)	25m	yes
Minimum side boundary setback (0.9m)	1.2 (west) 1.75 (east)	yes yes
Building envelope (5m)	proposed Existing NW	yes no
Private open space (60m2)		yes
% of landscape open space (40%)	29%(existing) 29%(proposed)	no no
Number of car spaces provided	2	yes

## STREETSCAPE

The streetscape will be enhanced with the alterations. The extensions and alterations will modernise the house. The existing entry is in the garage and can't be seen from the street. The new entry will be visible from the street. There are other houses in the street of a similar design. The adjoining houses are both two storey and the first floor extension will be located in a similar position to the house on the west side.

## PRIVACY AND NOISE

Privacy and noise considerations have been addressed. The extended rear deck is in the same position as the existing deck, just 0.29m to the south of No. 80. No. 80 has no windows facing east which provides privacy. Privacy screens 2.4m high are proposed for the west side to provide privacy between the two houses. The noise will remain the same since the extended deck is in the same position as the existing.

The extended eastern deck is in the same position as the existing deck so the noise will be the same. There is more privacy between No. 82 and No. 84 because the extended deck is lower to the ground and there is a high boundary fence between the houses. There are two small windows on the first floor of No. 84. On the ground floor of No. 84, there are sliding and stacking doors but the high boundary fence provides privacy from overlooking.

## SIDE BOUNDARY ENVELOPE AND SIDE SETBACK

The proposal complies with the side boundary envelope and side setbacks.

The existing house doesn't comply with the side boundary envelope on the northwest side of the house but that is an existing situation due to the slope of the ground on the west side of the house.

## REAR BUILDING SETBACK

The development meets the rear setback control.

## FRONT BUILDING SETBACK

The house and garage comply with the front building setback control.

## BUILDING HEIGHT

The proposal is 8.5 metres high which is within Council's control as seen in section C.

## LANDSCAPED OPEN SPACE

The landscaped open space requirement for this site is 40%. The proposal does not comply with the control now with 29% existing landscaped open space.

There is 17.7 square meters of landscaping being built upon in the new proposal, however, it is proposed to remove a section of concrete to add 18 square meters of landscaping keeping the landscaping at 29%.

### OVERSHADOWING

Any new shadows from this proposal fall predominantly to the south side of No. 82, over the front yard, due to the position of north and the fall of the land. This is seen in the shadow diagrams. Because the house extends to the south, the new shadows extend south. No. 80 is overshadowed at the front of the house at 9am. No 84 is overshadowed at the front of the house at 3pm. Private open space is mainly unaffected by shadows.

### VIEW SHARING

There are ocean views to the north east from the rear yard. The extended rear ground floor deck will be able to take advantage of the view without blocking No. 80's view. The only views from No. 80 are from the first floor balcony. No. 82's first floor deck is remaining as existing, therefore, the new works will not affect the views of the adjoining house (No. 80).

### PRIVATE OPEN SPACE

The rear yard to the granny flat area is nearly all private open space. However, because of the sloping site, the private open space is accessed via stairs. The extended rear deck will add 10 square meters of private open space off the family living area. The new external stairs from the extended rear deck will make access easier to the rear yard.

### Cut and Fill

There is no cut and fill requirement for the proposed works.

### CAR PARKING

There is a double garage on the south side of the house currently on the site.

### SCHEDULE OF COLOUR AND MATERIALS

Roof colour: Colorbond "Windspray"

House cladding and render: White paint

Windows: aluminium frame, colour: black

It is requested that Council consider the variations in the controls for this site due the existing topography, the existing building and landscaped open space.

By: Duffy Regan Design