

STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed alterations and additions to the house located at 13 Arnhem Rd., Allambie Heights, lot 9, section 105 on deposited plan D.P. 248289 with a site area of 680 square metres.

It is proposed to add a new timber deck to the front of the house over an existing ramp and patio and planter boxes around the perimeter of the existing concrete roof. It is also proposed to add a new dining and master bedroom on an existing covered patio at the rear of the house. There will be some changes to the windows on the north side of the house. An existing glass block window will be replaced by a high window. An existing window will be re-used on that side of the house to let more light into the kitchen. An existing bedroom will be converted to a new ensuite and walk-in-robe.

STREETSCAPE

The streetscape will be enhanced with the alterations. The new handrails and balustrades will look nicer and rendering and painting the existing brickwork will be an improvement. The new window in the garage will allow more light into the garage but it is a high window so it won't affect the streetscape. The new timber deck will not be very visible from the street but it will enclose an existing ramp, patio and rocks and improve the look of the front of the house. Planter boxes and small trees in pots on the concrete roof will add landscaping which will enhance the streetscape.

PRIVACY AND NOISE

Privacy will be increased between No. 13 and the houses to the north and south. There will be walls on the existing huge patio between the houses which will decrease noise levels. On the south side between No. 13 and No. 11, there will be a brick veneer wall without windows. Privacy will be increased and noise will be decreased. On the north side between No. 13 and No. 15, there will also be a brick veneer wall but with a window. No. 15 has a carport on that side providing privacy between the two houses and there are no windows to look into. The new windows on the north side will not affect privacy between No. 13 and No. 15. The window replacing the glass block is a high one and the one in the kitchen does not look into any windows in No. 15. There is a high wall on the boundary between the two houses providing privacy.

SIDE BOUNDARY ENVELOPE AND SIDE SETBACK

The side setbacks are 1260mm and 2100mm which are greater than the 900mm requirement. The side boundary envelope is not applicable since the new work is single storey.

REAR BUILDING SETBACK

The rear setback of the proposal is in excess of the control.

FRONT BUILDING SETBACK

The front setback of the proposal is in excess of the control.

BUILDING HEIGHT

The new works are single storey so there is no effect on this control.

LANDSCAPED OPEN SPACE

The landscaped open space for this site is 30% which is less than the 40% required. However, the proposal does not affect landscaped open space because the new deck, dining, and master bedroom are all built upon existing hard surface areas as well as the dining and master bedroom being built under an existing roof.

The objectives of the control will still be met. There is an existing garden in front of the garage adding landscaping to the front. It is proposed to add planter boxes around the perimeter of the concrete roof and small trees in pots which will add more landscaping to the front of the site. All the landscaped open space is located in the rear yard which adds a lot of private open space for this site as well as providing privacy between No. 13 and adjacent properties. This proposal will not affect existing landscaped open space but will enhance it with the addition of planter boxes and small trees on the existing concrete roof.

OVERSHADOWING

The new works are on a covered patio so there will be no effect on overshadowing.

PRIVATE OPEN SPACE

Private open space will be decreased with the addition at the rear because the existing patio is being reduced, however, there is still 29 square metres of patio remaining and more than enough private open space in the rear yard. The front deck off the living room is increasing private open space by 41 square metres in the front of the house.

VIEW SHARING

View sharing is not affected by this proposal. Views are to the east and the new front deck will increase enjoyment of the view.

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