

STATEMENT OF ENVIRONMENTAL EFFECTS

This statement refers to the proposed alterations and additions to the house located at 15 Jellicoe Street, Balgowlah Heights, lot 71, on deposited plan D.P. 9202 with a site area of 695.6 square metres. The site is zoned R2 low density residential. The site is located in the Foreshore Scenic Protection area and SREP Sydney Harbour Foreshore and Waterways Area and subject to the Coastal Management SEPP. The site is on bushfire prone land in the Vegetation Buffer. It is located on the corner of Jellicoe Street and Fisher Street with Crown Land on the rear boundary.

On the ground floor, it is proposed to build a new laundry, pantry and kitchen where the existing kitchen is located. A new living and dining area is proposed where the existing deck is located. A small deck and stairs to the garden are to be added off the new living and dining area. Two new windows on the ground floor and stairs are proposed. On the first floor, four windows are to be replaced with walls.

Site information and building controls:	proposed	Compliance with Control?
site area	695.6 sq.m.	N/A
Housing density (1 unit/750 m2)		N/A
Maximum building height (8.5m)	5.59m	yes
front building setback (front building line of neighbouring props)	6.85m	N/A
Rear building setback (8.0m)	18.2m	yes
Minimum side boundary setback (1.3m)	1.255m (east side) 6.98m (west side)	yes yes
Existing Total open space (60% 417.3sq.m)	62%	yes
Proposed Total open space	53%	no
Private open space (18 sq.m.)		yes
% of landscape open space(40% 167sq.m.)	51%	yes
Principle private open space (18 sq.m.)	101	yes
Number of car spaces provided	2	yes
Floor space ratio (0.40:1)	0.37:1	yes

FLOOR SPACE RATIO

The floor space ratio for this site is 0.4:1. The proposal complies.

STREETSCAPE

On the east of No. 15, there is a large two storey house and on the west of No. 15 is Fisher Street. The proposed works are mainly located at the rear of the house and will have no effect on the streetscape.

FORESHORE SCENIC PROTECTION/HARBOUR FORESHORE & WATERWAYS AREA

There will be no impacts to the visual amenity of the foreshore. The proposal is not going to impact waterways areas.

PRIVACY AND NOISE

Privacy and noise considerations have been addressed. The new deck is located where existing private open space is located so there will be no change to noise. The adjacent house will have more privacy due to the smaller deck proposed and enclosed area where the large deck is now.

SIDE SETBACKS

The proposal is compliant with the side setback controls.

REAR BUILDING SETBACK

The proposal is compliant with the rear setback control.

FRONT BUILDING SETBACK

There is no effect on the front building setback control.

BUILDING HEIGHT

The proposal complies with the building height control as seen in the south elevation.

TOTAL OPEN SPACE & LANDSCAPED OPEN SPACE

The site is in Residential Open Space Area OS4. The total open space requirement for this site is 60%. The existing site complies with 435 sq.m. (62%). The proposed new work is mainly located on the southeast rear of the house over an existing timber deck and stairs. The proposal will decrease the open space to 369.5 sq.m. (53%) because of the deck that is being demolished.

In the DCP it states:

A variation to the minimum specifications in i) and ii) above may only be considered for Above Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser areas of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space

The adjacent house will have more privacy due to the smaller deck proposed and enclosed area where the large deck is now.

Total open space can include 25% of above ground open space. The large balcony at the front of the house and the new deck at the rear of the house can't be included in open space because they don't meet the 3m requirement. The house has a large balcony on the front which is 2.9m across just short of the 3m requirement. If it could be counted, the proposal would have 57% open space. There are also areas of garden which haven't been included in the total landscaping because they aren't 3m.

The landscaped area required is 167 sq.m. (40%) of the total open space requirement. The proposed landscaped area is 215 sq.m. (51%) of the total open space requirement and complies.

The objectives of the control will be met. The amenity of the site is being maintained. Landscaping will remain similar to the existing landscaping. There are a lot of grasses/garden areas around the house now. The amenity of the adjacent property is being enhanced by enclosing an entertaining area near the boundary between the two houses. The new work is located on the south side of the house and is single storey so there will be no overshadowing. The views, streetscape and surrounding areas are not being effected by the new work because of where it is located on the south side of the house at the rear. Landscaped areas are being maintained to maximise water infiltration on-site. Private and public open space is being enhanced and wildlife habitat maintained.

PRIVATE OPEN SPACE

The rear yard is all private open space and complies with the control.

OVERSHADOWING

The proposal is one storey and located on the south side of the house. There will be no increase in shadows from the new works.

VIEW SHARING

There are nice views to the north towards the harbour. The proposed new works are located on the south side of the house. There will be no impact on views.

STORMWATER DISPOSAL

Stormwater disposal will remain as existing. New downpipes will be connected to the existing stormwater line.

EXCAVATION AND FILL

Excavation will be limited to the footings as required.

CAR PARKING

There is car parking for two cars in the existing garage.

SCHEDULE OF COLOUR AND MATERIALS

Walls: rendered and painted white to match existing with timber cladding above the walls to match existing. A photo of the existing house is included.

Roof: Colorbond to match existing

It is requested that Council consider the variations in the controls due to the open space requirements and existing landscaping considerations.

By: Duffy Regan Design

