

**STATEMENT OF ENVIRONMENTAL EFFECTS
IN SUPPORT OF SECTION 4.55 APPLICATION**

IN RELATION TO:

DEVELOPMENT CONSENT NO. 279/21

ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

AT:

30 MYRTLE STREET NORTH SYDNEY

PREPARED BY:

MARIANNE HALMOS

architect

Dated: 09.05.2023

SUITE 209, 3 EDEN STREET NORTH SYDNEY, NSW, 2060

Mob: 0418 208 089

REG.No. 4719

This Section 4.55 seeks approval of the following items :

1. We seek deletion of Condition C14. c) from the DA Notice of Determination – Approval.
“Change the windows in the main bedroom east facing elevation to a highlight window with a minimum sill height of 1.6m above finished floor level.”
We would like to lower the window sill to 900mm above finished floor in order to gain maximum light into the room and a feeling of openness, which the highlight windows do not afford.
In further support of our request, please refer to the attached document showing photos taken from the future main bedroom at 1.5m eye level looking across at the neighbouring properties as well as a section showing the line of sight from the future main bedroom. Both photos and the section demonstrate that overlooking of any neighbouring private areas even without any frosting of windows is impossible.
Nevertheless in order to address any privacy concerns, we would be happy to put in frosted glass to 1.6m height (off finished floor) and all opening windows would be awning, thus with the restricted opening of 125mm and frosted glass, no view of neighbouring properties will be possible even with the windows open.
2. We seek a change to Condition C14. d) from the DA Notice of Determination – Approval.
“Modify the first floor bedroom balcony to have a depth of 600mm and balustrade with a solid form that is designed to reasonably maintain amenity for adjoining properties.”
We are happy to have a solid form balustrade, but we would like to keep the balcony at the 1200mm depth (including balustrade) instead of reducing it to 600mm.

As the balcony is small and off the main bedroom, only the owner of the dwelling will be using it.
The reason for the 1200mm depth is to allow a person to sit on the balcony. Sitting on the balcony affords less overlooking (especially with the solid form balustrade) than a 600mm deep balcony where one can only stand.

Further, there is a very large, protected tree immediately in front of the house and the proposed balcony, providing further privacy. Please see photos of said tree on attached document.
3. We seek to extend sliding doors D-01 and D-02 to the corner. Given it is a tiny site with a south facing garden we would like to maximise light into the living areas.
4. We would like to install 2 skylights into Bedroom 3/Study in order to get more light into the room.

CONCLUSION

Given that none of the above sought amendments change the originally submitted and approved Compliance Table, or have any effect on Streetscape and Design, Built Form and Character, Building Setbacks, Privacy or Solar access, and the proposal generally complies with Council’s development requirements we trust that this Section 4.55 application will meet Council’s Approval.

ADDITIONAL DOCUMENTATION IN SUPPORT OF SECTION 4.55 APPLICATION

30 MYRTLE STREET NORTH SYDNEY

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1. ADDRESSING PRIVACY CONCERNS FROM MAIN BEDROOM EASTERN WINDOW –

IN SUPPORT OF LOWERING THE SILL HEIGHT OF THIS WINDOW TO 0.9M BUT WITH FROSTED GLASS UP TO 1.6M

PHOTOS TAKEN FROM NORTHERN END, MIDDLE AND SUTHERN END OF PROPOSED MAIN BED WINDOW AT 1.5M EYE HEIGHT OFF PROPOSED FLOOR LEVEL .

(FOR EXACT POSITIONS OF PHOTOS TAKEN SEE 'KEY PLAN ON PAGE 2)



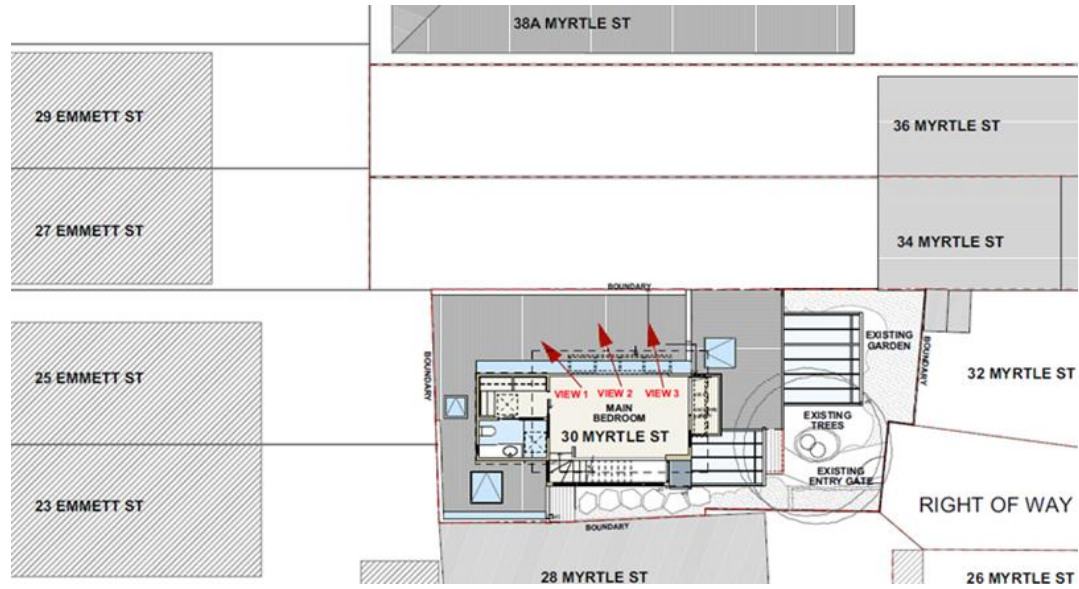
VIEW 1.



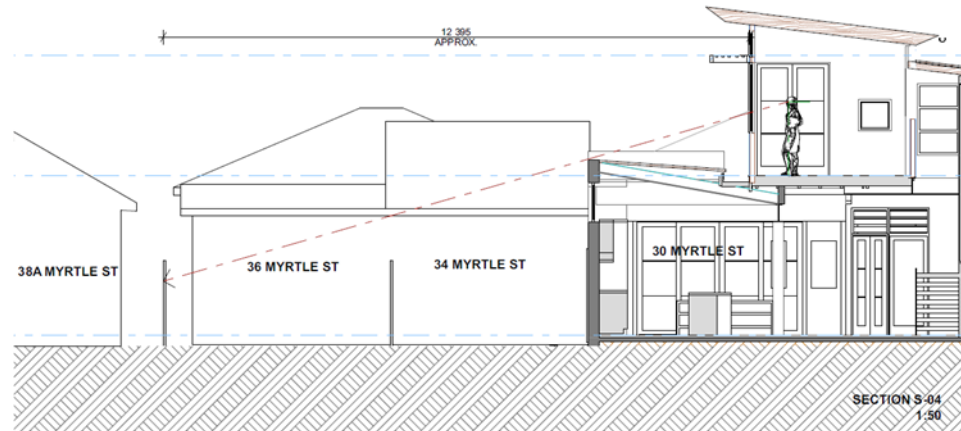
VIEW 2.



VIEW 3.



KEY PLAN TO PHOTOS ABOVE



NO.	DATE	AMENDMENTS	<small>The client is responsible for the preparation of all documents and for the payment of all fees. All documents shall be prepared and submitted for a government of any jurisdiction and comply with all applicable laws and regulations.</small> <small>The drawings are to be used for the proposed project only.</small> <small>© Copyright Marianne Halmos Architect</small>	MARIANNE HALMOS ARCHITECT <small>SUITE 208, LOCKYER STREET, ADELAIDE, SOUTH AUSTRALIA 5000</small> <small>TEL: 08 8424 2400</small> <small>WWW.MARIANNEHALMOS.COM.AU</small> <small>140 RIVERVIEW DRIVE, ADELAIDE, SOUTH AUSTRALIA 5000</small> <small>TEL: 08 8424 2400</small>	<small>PROJECT</small> ALTERATIONS + ADDITIONS TO RESIDENCE AT: 30 MYRTLE ST, CROWS NEST, NSW, 2065 <small>FOR SARAH POHLEN</small>	<small>Scale</small> 1:100 <small>Date Issued</small> 20.02.2019 <small>Drawn by</small> MB <small>Checked by</small> 20.02 DA-19	<small>Drawn by</small> ANE <small>Checked by</small> ANE

SECTION

2. PHOTOS IN SUPPORT OF WIDER BALCONY OFF MAIN BEDROOM



AERIAL PHOTO SHOWING LARGE TREE BETWEEN SUBJECT PROPERTY AND NO. 12 MYRTLE ST.



PHOTO OF LARGE TREE BETWEEN SUBJECT PROPERTY AND NO. 12 MYRTLE ST.