

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

AT

21 TABALUM ROAD, BALGOWLAH HEIGHTS, 2093

LOT 10 DP 758044

Prepared By JJDrafting Australia P/L

JULY 2025

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting P/L, Job Number 1338/25, Drawing numbers DA.01 – DA.28 dated MAR 2025 to detail proposed alterations and additions to an existing residence at 21 Tabalum road, Balgowlah Heights.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council. In preparation of this document, consideration has been given to:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Manly Local Environmental Plan 2013

Manly Development Control Plan 2013

Northern beaches mapping

2) Site Characteristics and Description

The subject allotment is described as 21 Tabalum road, Balgowlah Heights with a site area of 671.1 sqm.

- The site is located in Foreshore Scenic Protection Area.
- The site is NOT located in an acid sulfate area.
- The site is located in R2 Low Density residential. Residential open spaces area OS4.
- The site is located in Bush Fire Prone Land: Buffer-100m & 30m – Bushfire report included
- The site is located in Landslip Hazard Zone - Area G2 and G4 - Geotechnical assessment report attached
- The site is NOT listed as heritage or in a conservation area.
- The site is NOT located flood-prone area.
- The site is NOT located in a biodiversity land.
- The property addresses Tabalum Road to the east, the site is accessible via Tabalum Road.
- On this property sits a one and two-storey brick and clad house dwelling with a flat metal roof. There is a pool to the rear of the property.
- Vehicular access is available from Tabalum road, with a driveway located along the south east side boundary to an existing carport.
- The site falls approximately 5.6m from the front boundary down towards the rear.

- The site is an irregular triangular shaped lot
- Views are afforded towards Dobroyd Lower Lookout to the east.
- Vegetation consists of mixed endemic and introduced species located to the front and side of the site.

3) The Proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to the existing residence at 21 Tabalum Road, Balgowlah Heights.

THE PROPOSED ADDITIONS ARE AS FOLLOWS:

Ground floor level

- Pool decking to the rear of the property will be extended to the boundary lines. The sewer is already incased by concrete so the extension will not structurally impact the sewer line.
- 2 new sliding doors facing the west with new decking to connect the existing deck and verandah. New door and window to the laundry.
- New stone fence to the front (east) boundary
- Existing carport extended to boundary line to create a wider space for 2 cars and enclose to form a garage. New side steps leading down from the garage to connect the area to the south side of house.
- Minor internal works.
- New roof above existing entry area to create a high void with proposed full height windows and door to the East.

Upper Ground floor level

- Minor internal works
- Wall between exist bed 2 and 3 to be removed to form one large bedroom
- Exist ensuite off bed 1 to be reconfigured
- Existing bathroom and separate powder room to form one room with walls removed

New First floor level

- New split level located above the existing living areas below consisting of 2 bedrooms, bathroom and a sitting room, a balcony located off bedroom 3 and 4 and a roof terrace area located off the sitting room. New studio at higher level located above the enclosed garage below.
- All rooms have new windows. Bedrooms have sliding doors onto balcony.
- Proposed roofs indicated on the plans.

New Upper first floor level located above existing bedroom level below

- New level consisting of a master bedroom, ensuite, walk-in-robe, study and open sitting area.

There will be no effect on neighbouring properties due to the proposed alterations and additions.

The existing streetscape will not be negatively affected. The proposal will be consistent with the bulk and scale of other houses on the street and is aligned with the style and character of the existing dwelling.



SUBJECT SITE TO THE LEFT, 2 PROPERTIES CURRENTLY TOWERING ABOVE THE SUBJECT DWELLING



NO. 3 TABALUM RD



PROPERTIES 2 AND 3 STOREY IN HEIGHT LOCATED IN THE STREETScape



VIEW LOOKING AT THE SUBJECT SITE FROM TABALUM ROAD, ADJONING DWELLING TO THE RIGHT IS IN THE BACKGROUND.

4) General Principles of the Development Controls

BUILDING HEIGHT – Clause 4.1.2

The max. building height is 8.5m

The building height as shown on drawings remains under the max building height. -
COMPLIES

FLOOR SPACE RATIO (FSR) – Clause 4.1.3

Site area – 671.1sqm

Maximum Floor space ratio requirement	0.4:1 - 40%	- 268.4sqm
Existing FSR	0.22:1 - 22%	- 145.7sqm
Proposed FSR	0.42:1 - 42%	- 284.7sqm

The proposal slightly exceeds the FSR control by 2%. It is requested that this slight non compliance be supported as it will not affect adjoining properties. The proposal has been designed so that it has articulation to all sides of the dwelling reducing any bulk to the streetscape and adjoining properties.

REFER TO CLAUSE 4.6 EXCEPTIONS TO A DEVELOPEMENT STANDARD

SETBACKS (FRONT, SIDE AND REAR) Clause 4.1.4 – COMPLIES

Side setback

Control is 1/3 of the wall height.

The existing North wall height is 5.970m, therefore the required side setback is 1.990m.

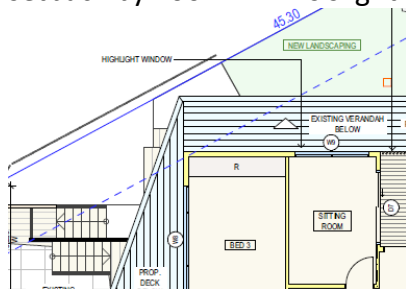
The existing South wall height is 5.490m, therefore the required side setback is 1.830m.

- Existing side south setback of the existing dwelling - varies 0.985, 0.945, 1.175m
 - The proposed enclosed garage will be built on the boundary line, ensuring to be fire-rated.
 - Proposed walls align with existing walls or within.

It is requested that this non compliance to the enclosed garage be supported as the design is to include 2 off street parking space, without encroaching within the front setback.

- Existing side north setback of the existing dwelling - varies from 0.89m

The proposed addition to the existing dwelling complies with the side setback controls. There is only a very small triangular portion of wall to the new bed 3 that contravenes the side setback by 100mm. This slight non compliance will not affect adjoining properties



Front Setback requirement is 6m

Front setback existing-----7.025m

THERE WILL BE NO CHANGES TO THE EXISTING FRONT SETBACK

Rear Setback requirement is 6.5m

Existing setback approximately 16.9m - varies

THERE WILL BE NO CHANGES TO THE EXISTING REAR SETBACK THE PROPOSED HOUSE ADDITIONS.

Pool coping area to be increased with new decking. Due to the shape of the site the area around the existing pool is difficult to access. It is therefore the design is to include new decking around the pool to be brought to the boundaries. Other neighbouring properties have decking that abut the boundary. It is requested that this non compliance be supported as it will not affect adjoining properties. Currently the north side boundary consists of a dense high hedge that prevents any privacy issues. To the south side boundary, there is an existing side boundary wall which is approx. 1.8m high from the pool level.



OPEN SPACE AREA AND LANDSCAPING Clause 4.1.5 - COMPLIES**OPEN SPACE AREA**

The requirement is OS 4 – 60% of the site area to be open space area and 40% of the open space area to be soft landscaping.

Site area – 671.1sqm

Total open space area control-----	60%	402.7sqm
Existing open space -----	49%	327.1sqm
Proposed total open space -----	50%	333.9sqm

COMPLIES

LANDSCAPED AREA CALCULATION

Requirement is OS 4 – 40% of the TOS (402.7sqm) to be landscaped area.

Total landscaping control -----	40%	161.1sqm
Existing landscaping -----	47%	190.1sqm
Proposed landscaping -----	49%	199.2sqm

COMPLIES

Parking Clause 4.1.6

Control – 2 parking spaces

Existing single carport has been converted into a double garage –

COMPLIES

SUNLIGHT CONTROL AND OVERSHADOWING – Clause 3.4.1

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. -- **COMPLIES**

VIEWS – Clause 3.4.3

Neighbours' views will not be affected by the proposed alterations and additions

PRIVACY – Clause 3.4.2

There will be no loss of privacy, due to the proposed alterations and additions.

FORESHORE SCENIC PROTECTION AREA (6.9 LEP)

The proposed works will not have an impact on visual aesthetic amenity and views.

MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any development control plan

The development has been designed to comply with the requirements of the Manly Development Control plan 2013 and the general principles of MLEP 2013

It is considered that the proposed design respects the desired character objectives of the Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.3) Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development.

5.4) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area. The proposal is considered to be well-designed having regard to the relevant provisions of the MLEP 2013 and MDCP 2013.

5.5) The suitability of the site for the development

The subject land is in the general residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without impacting the amenity of the adjoining properties or any impact on the streetscape.

5.6) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.7) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

Conclusion

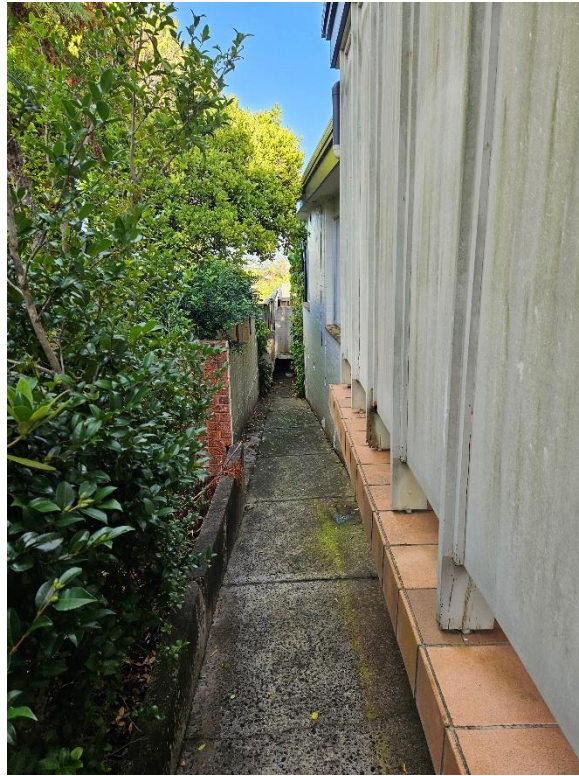
- The proposal is consistent with and complements the existing detached-style housing in the area.

- The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on long distant views.
- The proposal does not present any significant impacts on the privacy and solar access to neighboring properties
- The proposed alterations and additions will not have a detrimental impact on the adjoining properties or the locality.
- The proposed alterations and additions are in keeping with Manly Development Control Plan 2013 and MLEP 2013.

6.) SITE PHOTOS



Picture 1: View from the front boundary towards existing dwelling. Location of proposed garage and first floor addition.



Picture 2: side view of the existing dwelling towards rear of the property.



Picture 3: side view of the existing verandah – north side of property



Picture 4&5: Rear of property, location of existing pool, looking out to the west.



Picture 6&7: The rear of the property, location of existing deck and pool. Neighbour to the north, showing the height.



Picture 8: view facing Tabalum Road.

SCHEDULE OF EXTERIOR FINISHES

21 TABALUM ROAD, BALGOWLAH HEIGHTS

NEW WINDOW AND DOOR FRAMES	- medium to dark (TBC)
NEW BALUSTRADES AND HANDRAILS	- medium to dark (TBC)
NEW EXTERIOR TRIM + FEATURES	- medium to dark (TBC)