

STATEMENT OF ENVIRONMENTAL EFFECTS



PROPOSED RESIDENCE

No. 54 Golf Parade
Manly

Prepared By:

Hall and Hart Homes
PO Box 2005
North Parramatta NSW 1750
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1.0 INTRODUCTION & HISTORY

This statement has been prepared to accompany a development application to Northern Beaches Council seeking development consent for the construction of a new two storey residential dwelling at Lot 25, No.54 Golf Parade, Manly.

The proposed development has been designed to comply with Manly DCP 2013 and LEP 2013.

The report provides information about the proposed development and development site. Key planning issues, particularly with regards to compliance, are addressed and is intended to assist council's consideration and determination of the application.

2.0 THE SITE AND ITS ENVIRONMENT

2.1 Location

The property is located at Lot 25, No.54 Golf Parade, Manly.

2.2 Site Description

The site is a regular shaped parcel of land, having a frontage of 15.31m to Golf Parade, a rear boundary of 15.75m, an Eastern side boundary of 26.17m and a Western side boundary of 26.12m.

The site has an area of 423.44m² and has a legal description is Lot 25, DP 1248867 No.54 Golf Parade, Manly

The site has a fall of approximately 0.59mm from rear to front.

2.3 Existing Use

The site is currently occupied by a single level residential dwelling. Demolition by owner.

2.4 Compliance Table

MANLY LEP & DCP 2013			
CONTROLS	REQ'D	PROPOSED	COMPLIES
SITE AREA		423.44m ²	
MAXIMUM FLOOR AREA (as per Sepp definition) 60% of lot area	249.66m ²	266.68m ²	NO
MAXIMUM HEIGHT (as per Sepp definition) Overall height of dwelling to natural ground level	8.50m	9.693m	NO
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS Average of two neighbouring lots either side, or	4.202m	4.624m	YES
SETBACKS FROM SIDE BOUNDARIES 1/3 of wall height			
RHS	2.44m	2.50m	YES
LHS (Secondary Street)	2.48m	1.995m	NO
FIRST FLOOR WINDOW SETBACKS			
RHS	3.000m	N/A	YES
LHS (Secondary Street)	3.000m	2.154	NO
REAR	3.000m	5.487m	YES
SETBACKS FROM REAR BOUNDARIES			
Ground floor rear setback			
Setback for any part of building with a height up to 4.5m	8.0m	5.308m	NO
First floor rear setback			
Setback for any part of building with a height greater than 4.5m	8.0m	5.470m	NO
MINIMUM OPEN SPACE			
55% of site area	232.89m ²	122.00m ²	NO
35% of open space is landscape	81.51m ²	122.00m ²	YES
PRIVATE OPEN SPACE (as defined by Sepp) For lot widths measured at the building line of 10m or more	18m ²	92.90m ²	YES
CAR PARKING			
If house setback =>4.5m, garage/carport to be behind house by	1.00m	Forward	NO
Max width of garage door for lots	7.658m	N/A	N/A
EXCAVATION			
Max excavation below natural ground level			
If excavation located =< 1.0 from boundary	1.0m/1.0m	N/A	N/A
FILL			
Max fill	1.0m	B&J	N/A

Non Compliance Justifications

FSR

The Development seeks to alter the control for FSR on the basis that the development still achieves the objectives as presented in Section 4.1.3 of the DCP. Non-compliance with the FSR is due to the separation of the car port from the main dwelling. The theatre had been previously designed as the garage, however with the FFL restrictions, the car parking space had to be separated. To maintain the building line for the façade, the Garage was converted to a Theatre.

Maximum Height

The Development is seeking an exemption to the maximum height clause. Due to FFL restrictions due to the flood management, the overall height of the dwelling will exceed the 8.m requirement by 1.193m. The dwelling is proposing 2.75m to the ground floor and 2.6m to the first floor which is not considered excessive.

Side Setback

The development proposing to alter the side setback controls to the secondary street frontage. A setback of 1.995m has been proposed in lieu of 2.5m. The design is looking to maximise the open space amenity on the eastern side of the property, which will give enhanced privacy and less noise pollution than the western side of the property. Additionally, a reduced setback to both ground floor and first floor aims to improve the passive surveillance for Balgowlah Road. Window Glazing and Noise Cancelling insulation and plasterboard will offset any noise pollution that will be received to the western side of the dwelling.

Rear Setback

The development is proposing a reduced rear setback which breaks the controls as set out in the DCP. The DCP requests an 8m setback for both ground and first floor which is hard to achieve given the allotments depth is 26m. Complying with front and rear setbacks as outlined in Manly DCP 2013 would only allow for a build platform depth of 13.625m. Since the Pre Lodgement meeting held 05/02/2019 the alfresco has been relocated to the eastern side of the dwelling to give greater privacy to the rear neighbours.

Minimum Open Space

The development includes large areas that are marginally below the 3m minimum dimension required to be included as total open space. These areas will maintain the open character of the streetscape and ensure adequate landscaped areas are provided on the site. The non-compliance is consistent with the objectives of the controls.

Garage Setback

Non-compliance with the Garage/Carport setback has been requested due to site constraints. FFL restrictions made it difficult to achieve a compliant driveway gradient. As such the garage had to be separated from the dwelling

and off street parking has been provided with a proposed car port. The carport is consistent with the prevailing streetscape and objectives of the control.

3.0 THE PROPOSED DEVELOPMENT

3.1 Description of the development

The following drawings prepared by Hall & Hart Homes and dated 15.10.2019 accompany this report and application.

- Sheet 1 – Cover Sheet
- Sheet 2 – Site Plan
- Sheet 3 – Demolition Plan
- Sheet 4 – Ground Floor Plan
- Sheet 5 – First Floor Plan
- Sheet 6 – Elevations 1
- Sheet 7 – Elevations 2
- Sheet 8 - Section
- Sheet 9 – Site management plan
- Sheet 10 – Site Analysis
- Sheet 11 – Shadow Diagrams
- Sheet 12 – Electrical Plan

Development consent is being sought for the construction of a two storey residential dwelling.

The proposal is as follows:

The Ground Floor comprises of a porch, entry, theatre, Guest, ensuite, Lounge, Store, WIP, Powder, kitchen, dining, Family, and laundry. There is also an alfresco and carport under the main roof.

The first floor comprises of 4 bedrooms and 1 ensuite, sitting, Bathroom & WC.

The main wall is setback is 4624mm from Golf Parade, the porch is setback 3611mm and the carport setback is 53mm. The main wall incorporates a front porch which provides articulation. The rear setback is 5308mm, the eastern side setback is 2500mm and the western side setback is 1890mm.

A 3000L rainwater tank will be provided to the house with an overflow pipe from the tank being directed to the street as shown on the Stormwater plan submitted with this application.

External finishes

External finishes will be sympathetic to neighbouring dwellings and complement the existing streetscape.

Window and door frames will be powder-coated aluminium with clear glass.

The front façade incorporates a mixture of colours and materials.

3.2 Design Objectives

The proposed development has been designed to comply with the requirements of the controls and codes and consideration is given to Manly DCP 2013 and LEP 2013. The outcome of this is a well-designed building that satisfies all the criteria.

Vehicle access will be gained via Golf Parade.

Set-backs have been designed to conform to the controls. Articulation has been provided to the front facade by incorporating a front porch. The garage dominance from the street has been reduced by stepping the garage back from the main wall of the dwelling.

Privacy to adjoining neighbours will be maintained due to the windows on side of the dwelling being bedrooms with reduced sill height and bathrooms (which have obscure glazing) and the likelihood of occupation when the neighbours are participating in outdoor activity would be minimal.

Neighbouring properties will receive a minimum of 3 hours sunlight to their private open space therefore overshadowing will not be an issue as shown on the shadow diagram submitted with this application.

Please note the following trees have been requested to be removed as part of the application for the construction of the proposed dwelling:
T2, T3, T4, T6, T7 and T10.

In our opinion the proposed development is for a well-designed building which does not detract from the amenity or appearance of the neighbourhood.

4.0 CONCLUSION

The proposal is permissible and in conformity with the objectives of the built form controls outlined in Manly DCP 2013 and LEP 2013, and is considered reasonable having regard to its impact on the streetscape, character and amenity of the immediate locality.

The development has been designed through detailed site analysis to ensure that the built form respects the amenity of adjoining development, maintains the streetscape character of the locality and integrates with the architectural style other detached dwellings in the immediate locality.

It is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.