

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS **TO AN EXISTING RESIDENCE** **AT**

1 BENTLEY STREET, BALGOWLAH

LOT 18 DP 9335

Prepared By JJDrafting

August 2019

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 729/19, Drawing numbers DA.01 – DA.12 dated August 2019 to detail proposed alterations and additions to an existing residence at 1 Bentely Street, Balgowlah.

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 following:

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 1 Bentley Street, Balgowlah with a site area of 403.1sqm.

It is located in R1 Low Density Residential.

The site is not listed as heritage or in a conservation area.

It is not located in a bushfire area.

It is not located in a the slip zone.

The property addresses Bentley Street to the North.

The site is currently developed with a 2 storey timber brick dwelling with a tiled pitched roof.

There is no Driveway access currently available onto the site

The site falls from the front boundary (north) down towards the rear boundary (south) of approximately 4m.

Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.

Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dual occupancy dwelling

It provides compliance with the Manly Development Control Plan 2013 and Manly LEP 2013.

The proposed additions are as follows:

Ground Floor Level

Existing curved concrete slab, located to the front of the site and building, which includes the the entry to the dwelling and the pathway located to the east side of the dwelling is to be removed.

It is to be replaced with a new wider concrete slab to accommodate 2 off street parking. The entry area is to be included with a new wider and curved concrete platform which will also serve as a roof to the area below. The new concrete to wrap around to the east side of the dwelling as per the existing. New stair to be incorporated to the front to access the lower entry area of the existing dual occupancy

Existing timber stair located on the east side shall be replaced with a new stair.

Given that there is no on site parking available and a new wider concrete slab is being proposed with 2 car spaces, it is therefore proposed that a double carport be constructed above the new slab area.

The proposed new double carport will follow other carport and garage structures that are visible in the streetscape.

The roof design will consist of a flat roof with posts. The height of the carport roof will be kept at a minimum height allowing it to sit comfortably in the streetscape and reducing any bulk

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

Considerations has been given to the bulk and form of the proposed structure.

4) General Principles of the Development Control

WALL HEIGHT and BUILDING HEIGHT – 4.1.2

The max. wall is 6.5m

The proposed roof complies with the wall height, having a height above natural ground level which varies between 5m and 5.7m. Given that this is an open structure and no walls have been introduced, it complies with this control.

The max. height of the building is 8.5m

The proposed new roof will have a maximum height of 5.7m which complies with this control.

FLOOR SPACE RATIO – 4.1.3

In Manly Councils DCP 2013, this site is located in the density sub – zone 3.

Site area - 403.1sqm

Maximum Floor area space ratio requirement is 0.6:1 -241.86sqm

Existing Floor area is 168sqm ----41.7%. – 0.41.7:1

There will be no change to existing floor area.

SETBACKS (FRONT, SIDE AND REAR) 4.1.4

Side setback control – 900mm

West side setback to new carport and concrete platform – varies between 2.5m – 4.0m – COMPLIES

East side setback to carport – 100mm

Due to pre existing structures it is difficult to adhere to the side setback control of 900mm. It is requested that this non compliance be supported and a variation be sought as it will not affect adjoining properties in regards to view sharing or solar loss. It follows that of established carports and garages in the streetscape.

The proposed roof will have a side setback to the north side boundary of 2.45m with a height of 5.8m.
The required setback for this is 1.933m ---complies

Front setback requirement is 6m

Existing front setback varies between 6.1m – 8.8m

The proposed carport will have a front setback to the new post of 1.22m.

It is requested that this slight compliance be supported as it will not affect adjoining properties. Other existing structures in the streetscape have a front setback that is less than 6m.

Rear Setback

There will be no change to the rear setback.

OPEN SPACE AREA AND LANDSCAPING 4.1.5

The site is located in the Residential Density area D3 of the Manly DCP maps 2013

Requirement is OS 3 – 55% of the site area to be open space area and 35% of the open space area to be soft landscaping.

Site area – 403.1sqm

Open space control ----- 55% - -----221.705sqm

Soft open space area – -----35% -----77.60sqm

Existing open space -----63% -----254sqm

Proposed open space-----59.67%-----240.57sqm---complies

Existing soft open space -----52.74% -----212.60sqm

Proposed soft open space-----49.39% -----112.4sqm - --complies

SUNLIGHT CONTROL AND OVERSHADOWING – 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 3hours of solar access.

VIEWS – 3.4.3

Neighbours views will not be affected by the proposed additions.

PRIVACY – 3.4.2

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

PARKING DESIGN – 4.1.6.1

The proposed carport structure has been designed as not dominate the streetscape it follows the character of the streetscape with other existing carports and garages in the vicinity.

As discussed in the front setback, the proposed double carport is located within forward of the front building line. The structure is designed with all 3 sides open.

CONTROL- *The maximum width of any garage, carport or hardstand area is not exceed a width equal to 50% of the frontage, up to a max.width of 6.2.*

The proposed carport / hardstand area exceeds this amount with the proposed width being 6.6m for the carport and an extra 900mm for the new stair linking the existing lower ground floor dual occupancy entry.

It is requested that this non compliance be supported as it is difficult to comply with this control given that this width is required to accommodate a bin area 2 parking spaces for the existing dual occupancy and a new stair which is the entry to the lower ground floor dual occupancy unit.

Adjoining Property no. 3, which also contains a dual occupancy has similar hard surface and structure that exceeds the requirements of this control.

FORESHORE SCENIC PROTECTION AREA – 5.4.1

The proposal will not affect the foreshore scenic area.

The proposal will not detrimentally effect the visual or aesthetic amenity of land in the foreshore scenic area. It will not affect the views of that land, including ridgelines, tree lines and other natural features viewed from the harbour or ocean from any road, park or land.

No vegetation will be disturbed or trees removed. The proposal will be below the existing roof line of the existing dwelling.

5) 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 draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) 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 MDCP 2013 and MLEP 2013 in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

- 5.4) 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.
- 5.5) 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 addition 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.
- 5.6) The suitability of the site for the development**
The subject land is in the low density residential R1 and the proposed development is permissible as category 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.
- 5.7) Submissions made in accordance with this Act or the regulations**
This is a matter for Council in the consideration of this proposal.
- 5.8) 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 compliment 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 for the subject and neighbouring 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.

There will be no effect on local fauna and flora.

As the proposed alterations and additions will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



View looking east up
Bentley St.
Carport of adjoining
property no.3



Street view looking south to
subject site



View looking east from the
front of the site at lower
ground floor area



View looking SE, entry to lower ground floor unit



View of the front lawn area looking NW



East side boundary view



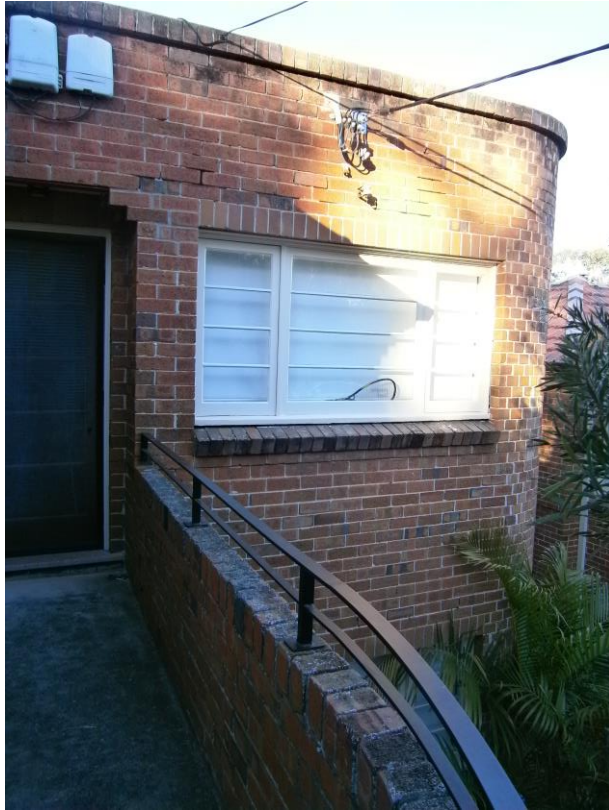
Front view of dwelling



Front view of dwelling



View looking down to lower ground unit



Main entry to top unit



Main entry to lower ground floor unit

SCHEDULE OF EXTERIOR FINISHES

1 Bentley Street, Balgowlah

ROOF

Colorbond roof, colour to match existing tiled roof