



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS-UPDATED

293 Sydney Road, Balgowlah 2093

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1. INTRODUCTION

This statement of environmental effects accompanies details prepared by R + R Building Design Pty Ltd. This document outlines the subject site and surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. Every effort has been made to comply with planning controls for this development whilst maintaining its visual aesthetics without any detrimental effect to its surrounds. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered acceptable and is worthy of the support of local council.

2. PROPERTY DESCRIPTION

The subject property is described as 293 Sydney Road, Balgowlah 2093 as Lot 1 DP 612866. The property identifies as:

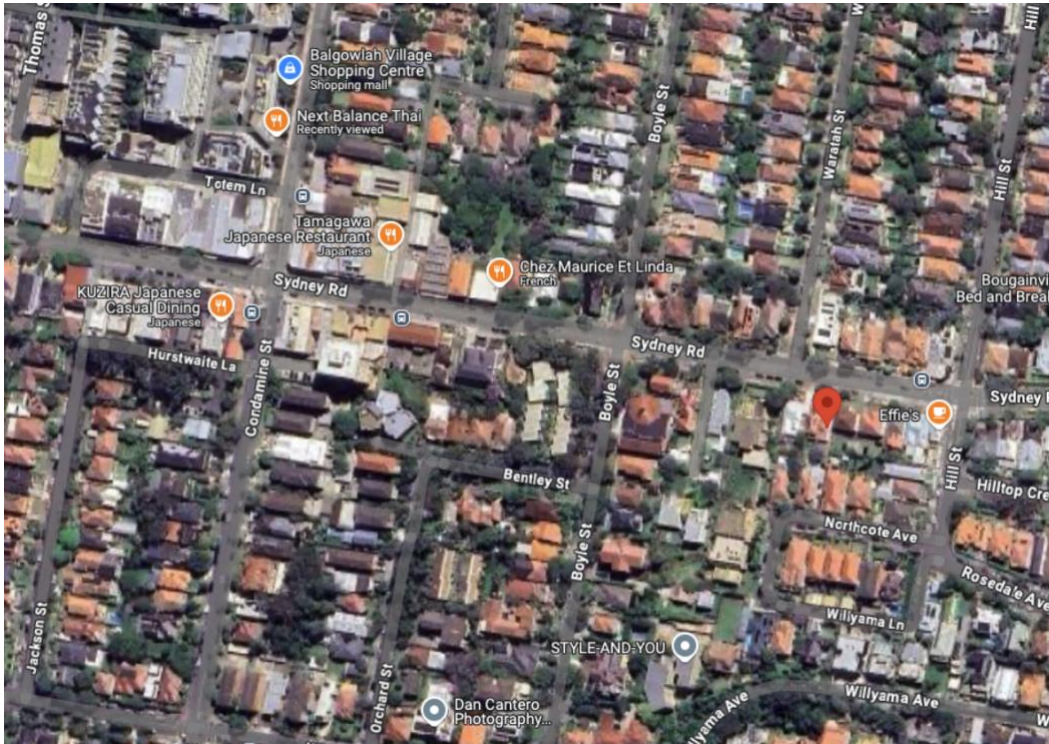
- MDCP Schedule 1-Map A- Residential Density Areas- 1 Unit/250m² of the Site Area.
- MDCP Schedule 1 Map B- Residential Open Space Areas- OS3
- Foreshore Scenic Protection Area
- Manly LEP2013- Acid Sulphate Soils- Class 5
- Manly LEP2013- Land Zoned R1 General Residential

The property is sited as a single level attached residence with a carport to the rear South-East corner. The ground floor currently accommodates two bedroom's a living space, dining, kitchen, and bathroom with an external laundry there is currently a loft/storage space that is accessed via a pull-down ladder. The home is of double brick with tiled roof construction.

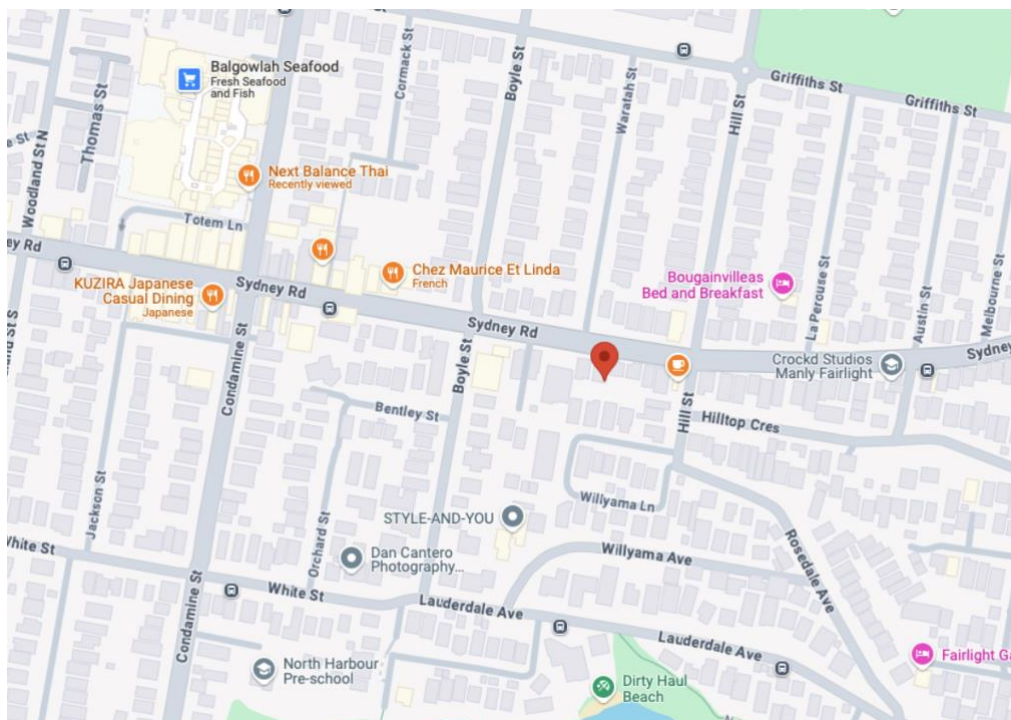
3. SITE DESCRIPTION

The site is zoned R1 General Residential-Manly LEP2013. The site is in close proximity to the main shopping precinct of Balgowlah on Sydney Road. The site is of average size for the location with a minimum lot size of 250m². The current yard configuration has a single driveway access down the side of the dwelling to the Eastern boundary with a carport to the rear connecting to the driveway. This access is very narrow at only 2.2m wide. The block slopes from rear yard to the front boundary at approximately 2.13m.

BUILDING R&R DESIGN



Subject site from Google Maps- Known as 293 Sydney Road Balgowlah 2093



Subject site from Google Maps- Known as 293 Sydney Road Balgowlah 2093

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View of subject site known as 293 Sydney Road Balgowlah 2093 from street frontage



View of Adjoining property known as 291 Sydney Road Balgowlah 2093



View of Adjoining attached property known as 295 Sydney Road, Balgowlah 2093



East side boundary location of existing driveway and rear yard



4. SURROUNDING AREA

Balgowlah is a relatively suburban development area with a main shopping precinct running along Sydney Road towards Manly. This precinct is made up of restaurants, Cafes, art galleries and other commercial developments and the Stockland's Shopping Centre. The Balgowlah residential area is primarily multi storey dwellings. Balgowlah is within the Northern beaches council where homes are provided outlooks into bushland as well as panoramic ocean views in some residences. The subject property is an attached residence with a two-storey home at 295 Sydney Road and a two-storey apartment complex to the Eastern side boundary known as 291 Sydney Road. Sydney Road is the main shopping precinct of Balgowlah with the subject residence being within walking distance of restaurants and shops. It is a short walk to Manly West Public School and a 10-minute walk down to the Manly and the beaches. The subject site is also a short distance to Balgowlah Golf Club and the Stocklands shopping centre. Some properties along this road would benefit from views over Th Spit and down to manly however the subject site does not have any views, and the proposed works would not impede any adjoining properties views.

5. PROPOSED WORKS

- The front garden beds are to be reconfigured to allow for more structurally sound gardens and steps to the front entry.
- The current living room is to be altered to accommodate a new bathroom, separate toilet and laundry with a new staircase proposed to the first-floor storage space.
- To the rear of the property the applicant would like to remove a few internal walls to create a modest sized open plan kitchen/living/dining space. This will then have large doors that open to the rear yard.
- The existing carport to the rear has a low roof pitch, the applicant seeks to alter the pitch to replicate the roof line of the property directly behind. With the existing support posts remaining in position.
- Small alterations to the storage space at first floor will allow for better access to the space for the applicant as the current ladder is difficult to get any storage items up to the space.

The proposed works have been designed in a way to ensure they will not be detrimental to the adjoining properties amenities, and we therefore seek council approval.



6. AREA AND COMPLIANCE TABLE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	Zone R1	Zone R1	Unchanged
Site area	250.0m ²	263.9m ²	Unchanged
Frontage	10m	7.49m	Unchanged
Number of Storeys	2	2	Unchanged
Maximum Building Height	8.5metres	7.68metres	Unchanged
Front building setback	6.0m	4.4m	Unchanged
Rear building setback	6m	0.27m(<i>Carport</i>)	Unchanged
Min. side boundary setback (East)	1.53m(<i>1/3 Adjacent wall height 4.6m</i>)	2.2m (<i>Residence</i>) 0.1m (<i>Carport</i>)	Unchanged
Total Open Space	145.15m ² (55%)	73.51m ² (27.86%)	Unchanged
Landscaped Open Space	50.80m ² (35% of total open space)	23.76m ² (16.37%)	49.76m ² (34.28%)
Private Open Space	18m ²	27.11m ²	32.69m ²

7. PLANNING ASSESSMENT

- ❖ State Environmental Planning Policy
- ❖ Manly Local Environmental Plan 2013
- ❖ Response to Manly Development Control Plan

STATE ENVIRONMENTAL PLANNING POLICY

The following principles are relevant to the consideration of the application:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Sydney Harbour Catchment (pub. 21-10-2022)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)

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- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Manly Local Environmental Plan 2013

2.1 Land use zones

The subject allotment is Zoned R1 General Residential which allows for the type of development proposed under the application.

4.3 Height of Buildings

The current roof line will remain unchanged with all works proposed to have a relatively low-pitched roof to the side and rear of the property. The current height of 7.68m will remain unchanged and is compliant to the 8.5m maximum height control.

4.4 Floor Space Ratio

The subject site has a floor space ratio of 0.6:1. The proposed Works have a floor space of 109.38m² or 41.45% of site, the Maximum allowable is 175.98m² and therefore the proposed works are compliant.

6.1 Acid Sulfate Soils

The subject site sits within the Class 5 zone however the proposed works do not include any significant excavation to the site and will not disturb or contaminate the surrounding soils.



6.4 Stormwater Management

All Stormwater is to connect to existing stormwater drainage that connects to street front curb and will therefore not impact on neighbouring downhill properties.

RESPONSE TO MANLY DEVELOPMENT CONTROL PLAN 2013 AMENDMENT 14

Existing Site Area=m2		
DCP COMPLIANCE TABLE		
Development control	Proposed	Complies
Part 3		
3.1- Streetscapes and Townscapes-		
3.1.1- Streetscape (<i>residential areas</i>)	The proposal includes replacement of the existing timber between the front fence however this is in keeping with the style and existing streetscape. With a new operable front gate.	Yes <i>unchanged</i>
3.3- Landscaping-		
3.3.1- Landscaping Design	The current dwelling does not provide any lawn area or much significant greenspace. The applicant seeks to incorporate a small rear garden and lawn area that would be easy to maintain. To the front setback some garden beds to the entry are proposed that will provide for more greenspace to the front entry. While the proposal is slightly under the required 35% it is noted that there is a significant increase to the existing landscaped ratio.	Yes
3.3.2- Preservation of trees or bushland vegetation	Currently there are no significant trees within the subject site, the applicant seeks to incorporate low maintenance plantings that will not impede the surrounding dwellings or their structural integrity.	Yes
3.3.3- Footpath tree planting	NA	NA
3.4- Amenity- (<i>views, overshadowing, overlooking/ privacy, noise</i>)		
3.4.1- Sunlight access and overshadowing	Minimal overshadowing has been created due to the design and positioning of the additions-they are all to ground floor and will not overshadow any adjoining properties.	Yes
3.4.2- Privacy and Security	The proposal provides privacy to both adjoining and the subject site. The location of windows and doors have been carefully positioned to ensure visual and noise privacy is maintained to both	Yes



	adjoining and the subject site. the front boundary fence is to be updated to ensure the applicant feels secure within their property, being on a busy main road through Balgowlah the applicant wishes to ensure their safety and security is protected.	
3.4.3-Maintenance of views	There is no view loss to any adjoining properties	NA
3.4.4- Other Nuisance (<i>Odour, fumes etc.</i>)	NA	NA
3.5- Sustainability- (<i>Greenhouse energy efficiency, thermal performance, and Water Sensitive Urban Design</i>)		
3.5.1- Solar Access	Whilst the property is not afforded a North to rear yard the applicant seeks to gain solar access to the rear of the property with large sliding doors to the rear extension allowing for ventilation and light to filter through.	Yes
3.5.2- Energy Sources and Systems	NA	NA
3.5.3- Ventilation	Large Format glazing has been proposed to allow for cross ventilation through the main living of the house.	Yes
3.5.4- Energy Efficient Appliances, Demand Reduction and Efficient Lighting (<i>Non-residential buildings</i>)	NA	NA
3.5.5- Landscaping	The current yard does not incorporate any lawn area or significant trees, while a landscape plan does not accompany this application, it is noted that the applicant wishes to select her own garden plants and slowly build a new garden that will provide shade and an environment suitable for the local wildlife to shelter.	Yes
3.5.6- Energy Efficiency/conservation requirements for non-residential developments	NA	NA
3.5.7- Building Construction and Design	The proposed design allows for the re-use of some doors and materials that have low embodied energy. The selected materials are durable with low maintenance. The occupants are after a low maintenance dwelling that complement the existing and therefore careful consideration was taken to ensure materials selected would match this criterion.	Yes
3.6- Accessibility-	NA	NA
3.7- Stormwater Management-	All new stormwater pipework is to connect to existing system which drains to the street kerb.	Yes
3.8- Waste Management-	A waste management plan accompanies this application.	Yes



3.9- Mechanical Plant Equipment-	NA	NA
3.10- Safety and Security-	The proposed front fence has been designed to ensure the applicant feels secure within her home. Being on a busy main road the applicant wants to ensure her safety is maintained at all times.	Yes
Part 4		
4.1- Residential Development Controls-		
4.1.1- Dwelling Density, Dwelling Size and Subdivision	NA	NA
4.1.2- Height of Buildings (<i>Incorporating Wall Height, Number of Storeys + Roof Height</i>)	The proposed works do not encroach the 8.5m height control and are maintained within the existing roof height.	Yes
4.1.3- Floor Space Ratio (<i>FSR</i>)	The subject site has a floor space ratio of 0.6:1. The proposed Works have a floor space of 109.38m ² or 41.45% of site, the Maximum allowable is 175.98m ² and therefore the proposed works are compliant.	Yes
4.1.4- Setbacks (<i>Front, Side and Rear</i>) and Building Separation	The proposal includes alterations to an existing carport at the rear of the property. This will not change the current setbacks and will have no significant impact to adjoining properties.	Yes

	 <p><i>(existing carport with adjoining properties Garage on boundar, roof to be raised to match the adjoining properties).</i></p>	
4.1.5- Open Space and Landscaping	<p>Whilst the proposed development does not comply to the minimum percentage of site area which 145.15m²(55%). It is noted that a very large portion of the site is below the 3 metres in width and cannot be included in the site calculations. The proposal seeks to have only 73.51m²(27.86%) due to the inability to include a large portion of the outdoor space. Whilst this is a departure from the required open space it is noted that there is a significant increase in landscaped space from 23.76m² (16.37%) to 49.76m² (34.28%), with a large open space to the rear yard for outdoor recreation and entertainment.</p>	No (Merit Assessment based on a significant increase on Landscaping)
4.1.6- Parking, Vehicular Access and Loading (including bicycle facilities)	<i>The existing car space location is to remain unchanged.</i>	Unchanged
4.1.7- First Floor and Roof Additions	NA the existing roof line will remain unchanged.	NA
4.1.8- Development on Sloping Sites	NA	NA



4.1.9- Swimming Pools, Spas and Water Features	NA	NA
4.1.10- Fencing	The existing masonry pillars along the front boundary will remain with new vertical timber slats proposed to infill. A new sliding vehicle gate is proposed along the driveway entry providing for security to the yard. As Sydney Road is a main road the applicant seeks to have a 1.8m high fence established to ensure security to the site is maintained.	Yes

8. CONCLUSION

The proposed development seeks approval based on its modest site coverage and minimal environmental impact. Where possible materials will be re-used or disposed of in a proper manner. Issues such as privacy to neighbouring properties, side boundary setbacks and environmental impacts have all been addressed above. The principal objective of the development is to create a better flow through the dwelling whilst allowing more natural light and ventilation into the home incorporating better vehicular access to the dwelling. The proposed development seeks to incorporate an indoor/outdoor living space allowing the occupants more outdoor recreational and lifestyle choices. The proposed development while not complying to all the relevant council LEP's and DCP's, with its minimal environmental impacts and design the proposal should refrain from having adverse effects on its neighbouring properties. The proposal shall maintain an acceptable level of amenity to neighbouring properties and public open space.