

STATEMENT OF ENVIRONMENTAL EFFECTS

for

**DEVELOPMENT APPLICATION FOR
NEW BALCONY ROOF, PRIVACY SCREENS + BAY WINDOW,**

at

19 DAVID PLACE, SEAFORTH, NSW 2092

July 2020



NORTH EAST EXTERIOR VIEW

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CONTENTS

1. THE SITE, EXISTING CONDITIONS + CONTEXT

Locality Map
Photos of Site

2. THE PROPOSAL

3D Images

3. APPLICABLE CONTROLS AND PROPOSAL ASSESSMENT

Manly LEP 2013
Manly DCP 2013

4. CONCLUSION

1. THE SITE, EXISTING CONDITIONS + CONTEXT

Location	19 David Place SEAFORTH NSW 2092
Real Property Description	Lot 9 Sec DP 1036506
Land Area	948.90 m ² By Title
Council Zoning	R2 Low Density Residential
Site Description + Opportunities	<p>The property is a north west facing residential block. The property currently contains a three storey, four-bedroom rendered brick dwelling, with a double space carport.</p> <p>There is a level grassed and landscaped area with a pool facing Richmond Road (South-East). This outdoor area is made accessible via a covered terrace at the pool level and timber stairs connecting to the ground floor level 1 storey above.</p> <p>The site has an existing 2+3 storey dwelling with pool to the southern side and a new 2 storey dwelling and pool currently under construction to the northern side.</p>
Existing Use	The property is currently used as a residential dwelling.
Heritage Status	The property is not heritage listed and is not located within a heritage area.
Services	The house is connected to existing power, telephone, gas, water and sewer services.
Foreshore Scenic Protection	The site is located in the Manly Foreshore Scenic Protection Area
Adjoining Properties	All adjoining properties are also zoned R2 Low Density Residential, and have houses of a similar scale. To the North, 21 David Place is undergoing construction and is a 2-storey building with swimming pool. To the South, 17 David Place is a 3-storey rendered brick building with garden and swimming pool.



Northern Beaches Council Images; boundaries are approximate

PHOTOS OF SITE



Existing terrace



Existing balcony above terrace



Terrace and stairs to garden and pool below



Existing view to North. Construction at 21 David Place (taken April 2020)



Existing window (exterior) to be demolished for bay window extension.



Existing window in kitchen (interior) to be demolished for bay window extension.



Existing bifold doors to be replaced with sliding doors.

2. THE PROPOSAL

The application is for the construction of a new balcony roof, bay window, and privacy louvres to both ends of existing balcony. An existing wall and joinery in the kitchen are to be removed for the bay window / window seat addition. Associated works include the removal of bifold doors and installation of new sliding doors to the terrace as well as modifications to existing tiling and drainage to accommodate the new works.

The new roof ridge height is to be +RL 78.162.

No changes are proposed to the lower and upper floors of the existing dwelling.



SOUTH EAST EXTERIOR VIEW



NORTH EAST EXTERIOR VIEW



WINDOW SEAT INTERIOR

3. APPLICABLE PLANNING CONTROLS AND PROPOSAL ASSESSMENT

Site Description	19 David Place, Seaforth Lot 9 Sec DP 1036506 Site Area 948.90 m ²
Local Council Controls	Manly Local Environment Plan (April 2020) Manly Development Control Plan – Amended November 2019 Refer to detailed Manly LEP and DCP controls assessment below.

MANLY COUNCIL LEP CONTROLS ASSESSMENT

2020 Manly LEP Controls				
Item	Zoning / Control	Compliance		Comments
		Existing	Proposed	
Zoning	R2 Residential	✓	✓	Existing two + three storey dwelling house. No change proposed. See figure 1
Acid Sulfate Soils Zone	Class 5	N/A	N/A	See figure 2
Height of Buildings	LEP Area R2 Zone 1 = 8.5m max height DCP refers to LEP dimensions	✓	✓	No changes proposed to building height See figure 3 Refer to 2007 DA.06 Existing Elevations and 2007.DA.14 Proposed Sections A+B
Lot Size	Area T = 950 sqm min lot size	✓	✓	Existing = 948.90 sqm No change proposed. See figure 4
Foreshore Building Zone	N/A	N/A	N/A	N/A
Heritage Area	N/A	N/A	N/A	N/A
FSR/GFA Allowed	FSR for Area B = 0.4:1 Ex. GFA = 363.45 sq m 363.45:948.90 = 0.38:1 Prop GFA = 366.11 sq m 366.11:948.90 = 0.39:1	✓	✓	Minimal change to GFA. FSR complies. See figure 5
Foreshore Scenic Protection Zone	Yes	✓	✓	No external changes proposed are visible from the harbour. There are no proposed changes to the existing natural landscape and landform. See figure 6



Figure 1 – Manly Land Zoning Map

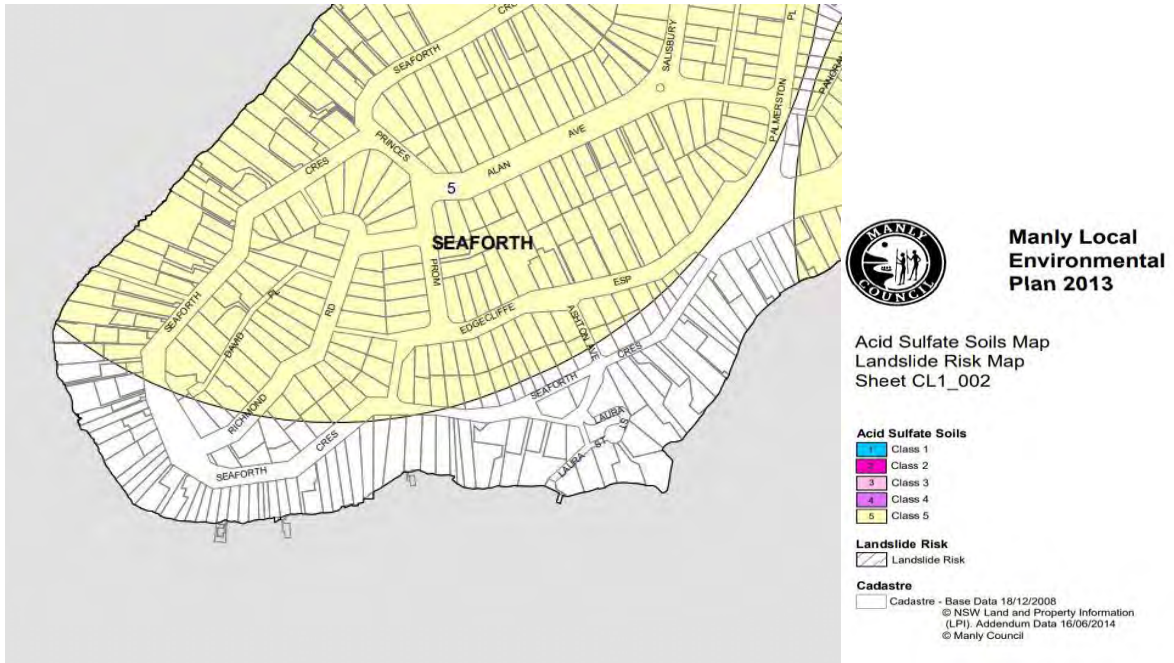


Figure 2 – Acid Sulfate Soils Map



**Manly Local
Environmental
Plan 2013**



Figure 3 – Building Height Map

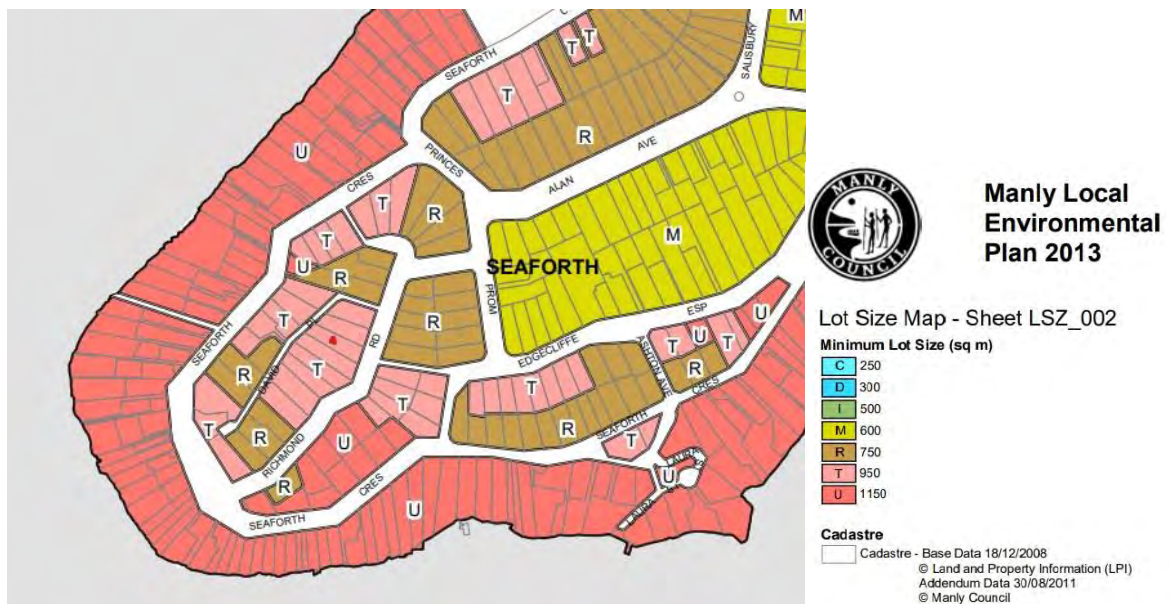


Figure 4 – Lot Size Map

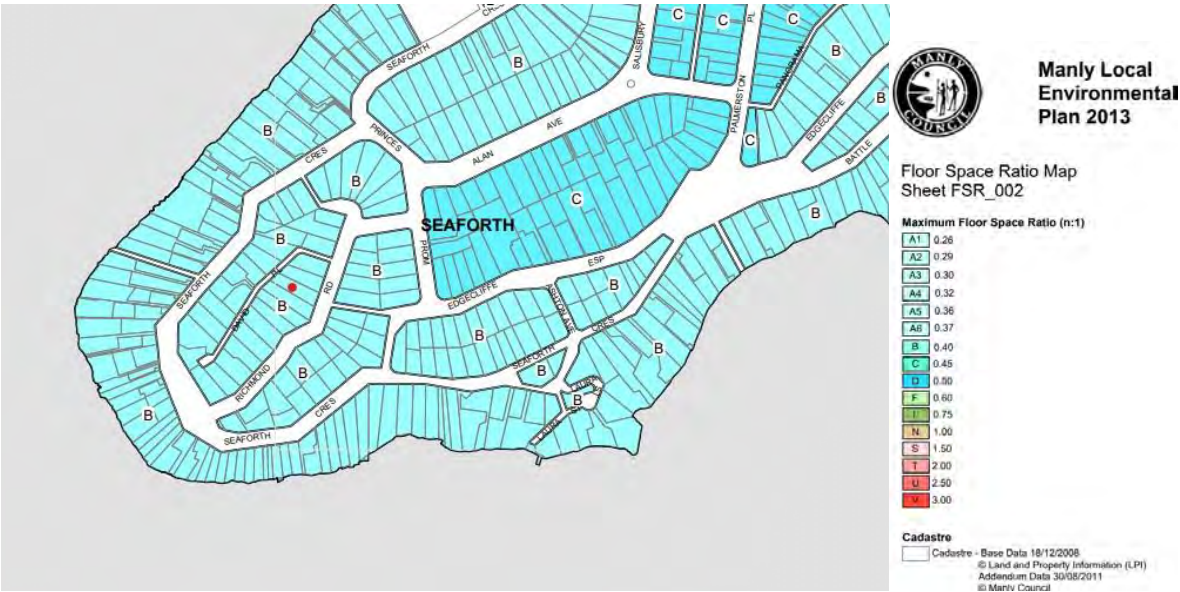


Figure 5 – Floor Space Ratio Map

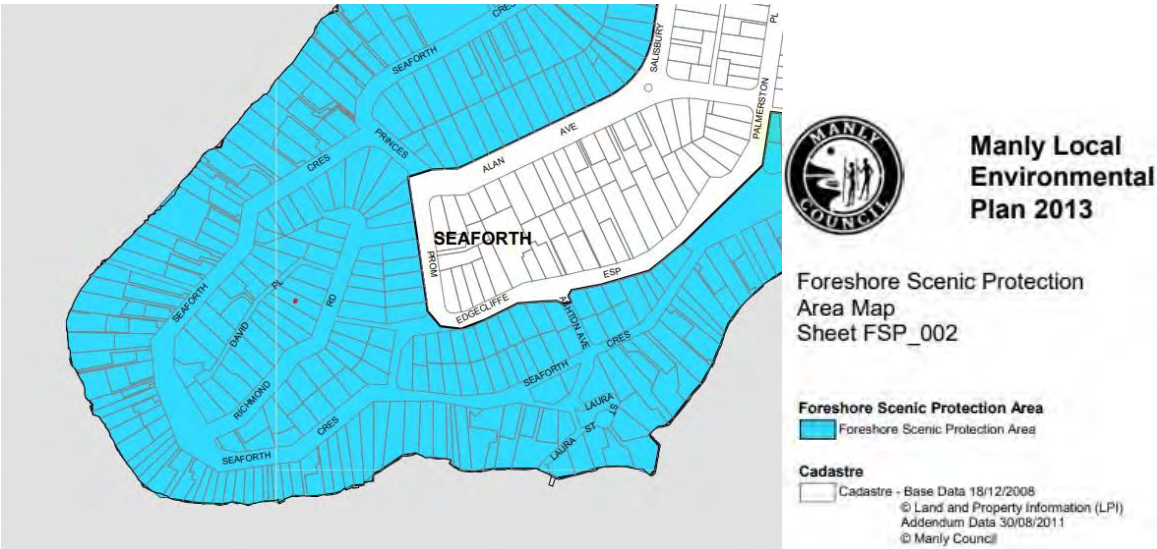


Figure 6 – Foreshore Scenic Protection Area Map

DEVELOPMENT CONTROL PLAN CONTROLS ASSESSMENT

2019 Manly DCP Controls				
DCP Item	Control	Compliance		Comments
		Existing	Proposed	
3.4 Amenity	To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.	✓	✓	New window seat extending onto the terrace provides comfortable dining space indoors with views to the harbour at east. New pergola and louvres provide shade and wet weather protection, enhancing the usability of the terrace throughout the year. The louvres provide additional privacy for owners using the terrace. New pergola and louvres do not detract from the scenic amenity of the area as they are minimal additions to the existing conditions.
3.7 Stormwater Management	The intention of this clause is to make adequate arrangements for the ongoing maintenance of stormwater facilities and disposal systems that allow natural drainage flows to be maintained.	✓	✓	New roof area is totally over an existing terrace, there is no increase in stormwater catchment proposed. The new roof is designed with a new gutter and downpipe that direct stormwater to the same disposal system as the existing terrace water is directed to.
4.1.1.1 Residential Density and Dwelling Size	Residential Density Area D8 1unit/950 sqm of site area Dwelling Size 4 bedroom dwellings: min 120 sqm	✓	✓	See figure 7 – Map A Residential Density Areas Map Proposed GFA 366.11 complies
4.1.1.2 Residential Land Subdivision		N/A	N/A	No subdivision Proposed
4.1.2 Height of Buildings	LEP Zones where numeric height controls in this DCP apply	✓	✓	Complies No changes proposed to increase or interfere with existing height of building. Refer to 2007 DA.06 Existing Elevations and 2007.DA.14 Proposed Sections A+B
4.1.2.1 Wall Height	Maximum Wall Height is 7.7m on land with a site gradient of 1:5 (less than 1:4) determined by slope in all areas except 'L' and 'N1' See figure 8 Wall Height Graph Site gradient approximately 1.7:10 (2:10 = 1:5)	✓	✓	No changes proposed Refer to 2007 DA.06 Existing Elevations and 2007.DA.14 Proposed Sections A+B
4.1.3 Floor Space Ratio	The objectives in this plan support the purposes of the LEP in relation to maintaining appropriate visual relationships between new development and the existing character and landscape of an area FSR for Area B = 0.4:1 Ex. GFA = 363.45 sqm 363.45:948.90 = 0.38:1 Prop GFA = 366.11 sqm 366.11:948.90 = 0.39:1	✓	✓	Minimal change to GFA. FSR complies. See figure 5
4.1.4 Setbacks and Building Separation	The objective of this clause is to maintain and enhance			No changes proposed interfere with setbacks of the existing dwelling.

4.1.4.1 Street Front Setback	the existing streetscape including the desired proportions of the street, street edge, and the landscape character of the street. A minimum 6m front setback generally applies.	✓	✓	Complies. No works proposed to the street front façade and setback of the dwelling.
4.1.4.2 Side Setbacks and Secondary Street Frontage	Setbacks between any part of a building and the side boundary must not be less than 1/3 of the height of the adjacent external wall of the proposed building. North East side boundary Setback: H=5540:3 Setback = 1846mm South West side boundary Setback: H=5640:3 Setback = 1880mm	X	X	Nib of building wall located outside setback on North East boundary setback. No changes proposed. One length of building wall located outside South West boundary setback. No changes proposed.
4.1.9.2 Location and Setbacks (Swimming Pools)	The setback of the outer edge of the pool/spa concourse from the side and rear boundaries must be at least 1m, with the water line being at least 1.5m from the boundary. Min. Setback = 3120mm	✓	✓	Complies. No works proposed between water line and rear/side boundaries.
4.1.5 Open Space and Landscaping	A relevant objective to be met in relation to this site and control aim to maintain and enhance the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area. Site is situated in Open Space Area OS4 where the control requires at least: 4.1.5.1 60% of the site area to be total open space Current total open space is 783.12sqm 60% of 948.90 = 569.3 sqm 40% of open space is to be Landscaped area Current landscaped area is aprox. 269.45sqm 40% of 783.12 = 313.2sqm Above ground area is to be no more than 25% of total open space Current above ground area	✓ ✓ X ✓	✓ ✓ X ✓	New window seat extending onto the terrace provides comfortable dining space indoors with views to the harbour at east. New roof and louvres provide shade and wet weather protection, enhancing the usability of the terrace throughout the year. The louvres provide additional privacy for owners using the terrace, in particular at the northern end where new windows in the neighbouring dwelling currently under construction will look onto the existing main living area outdoor terrace. New roof and louvres do not detract from the scenic amenity of the area as they are minimal additions to the existing conditions. See figure 9. Complies. Non Compliant. No change is proposed to existing approved landscaped area. Existing terrace considered above ground area complies.

	<p>is 41.15sqm 25% of 783.12 = 195.78sqm</p> <p>4.1.5.3 Private Open Space The minimum area for a principle private open space for a dwelling house is 18sqm Existing area of private open space is 41.15sqm</p>	✓	✓	Complies, no change proposed
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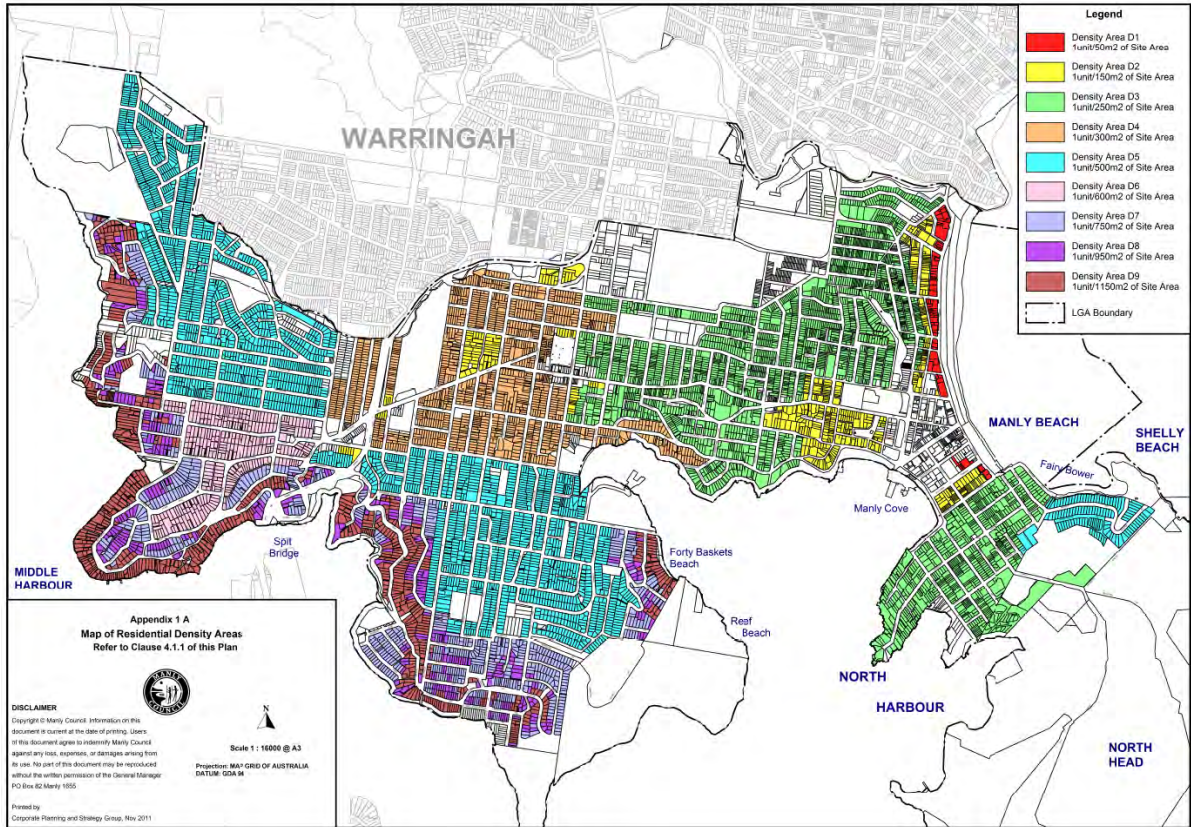


Figure 7 – Map A Residential Density Areas Map

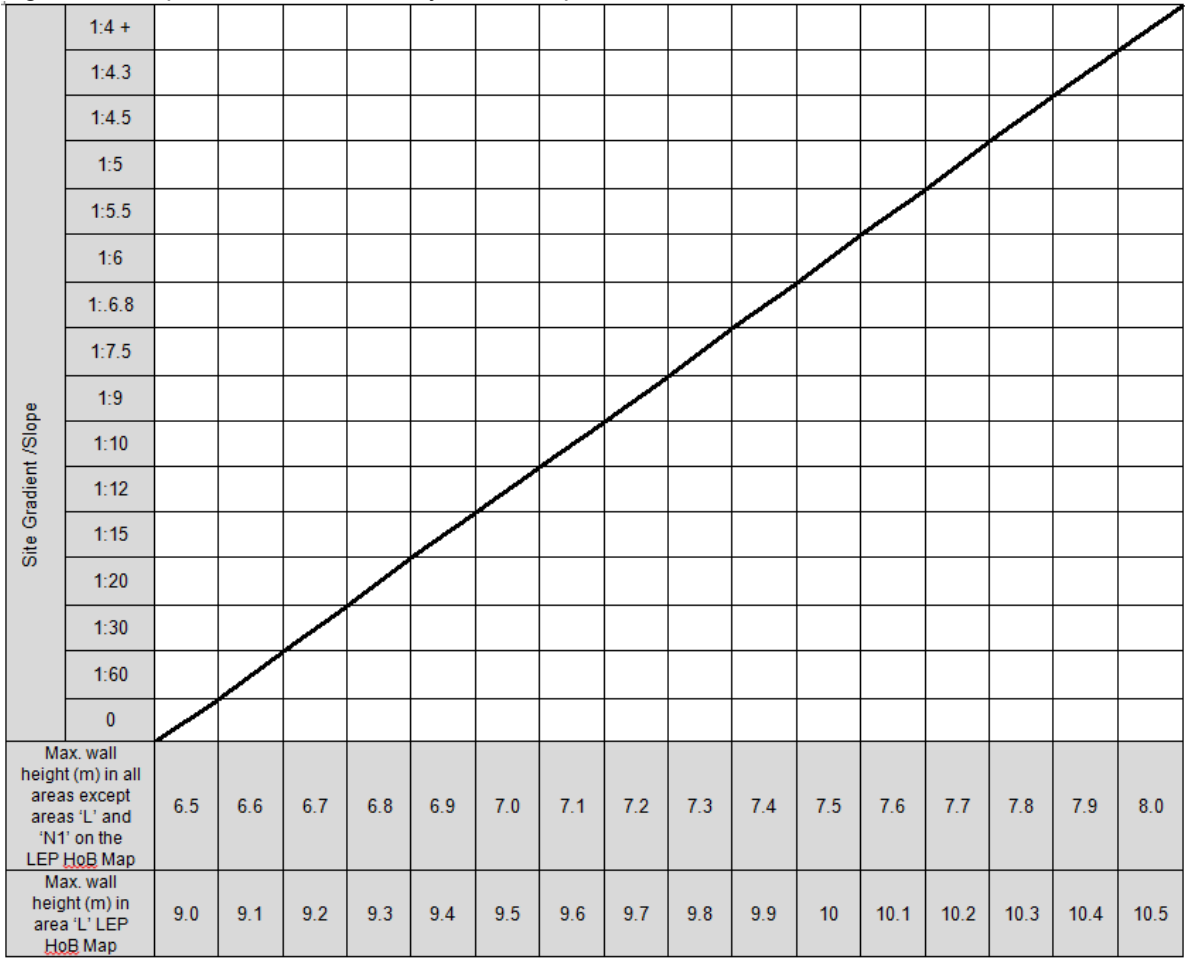


Figure 8 – Wall Height Graph

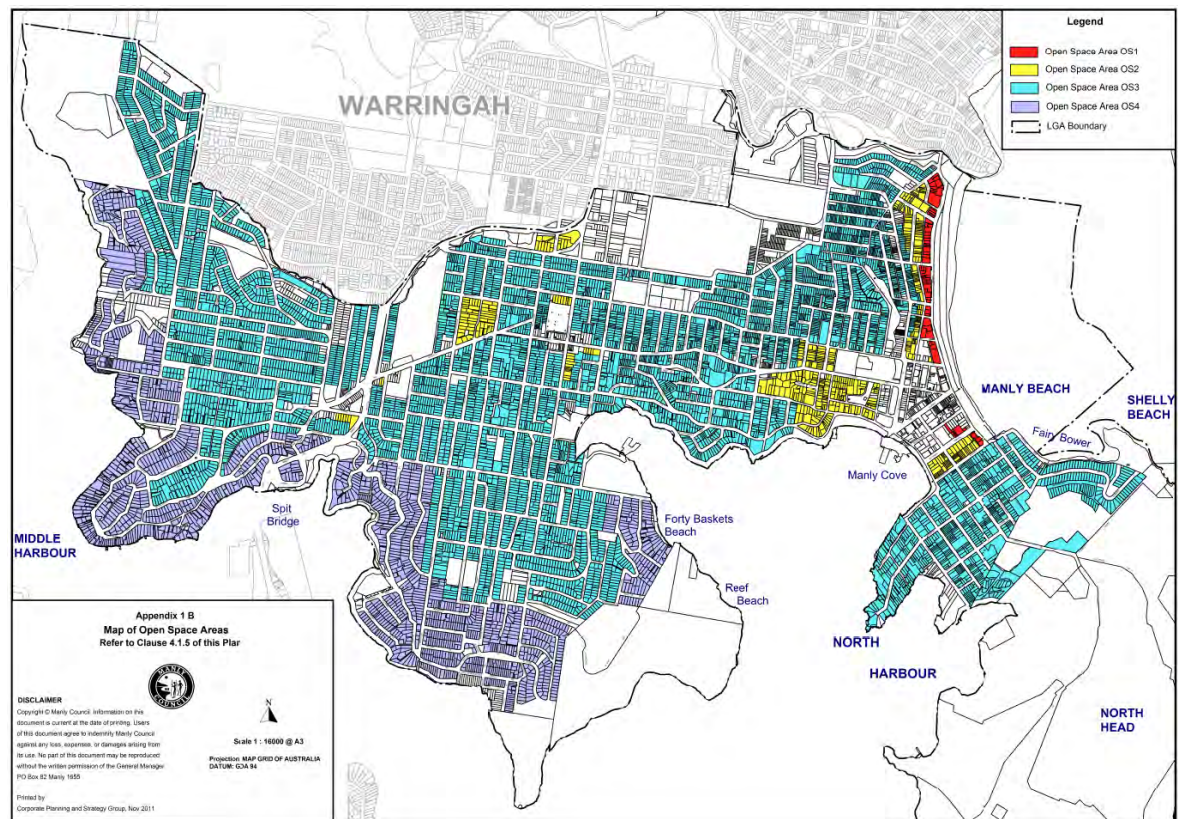


Figure 9 – Map B Residential Open Space Areas Map

4. CONCLUSION

The proposed roof and privacy louvres have been carefully designed to enhance the usability of the terrace throughout the year by providing additional shading and wet weather protection for the owners. The proposed bay window / window seat create a comfortable dining alcove with views over middle harbour. The building area, including the minor 3sqm increase in GFA, remains within the allowable area for the property and the overall scale and form of the design is appropriate to the existing dwelling. The proposal does not interfere with the general character of the area, nor does it affect neighbouring views to middle harbour.

The proposed bay window, roof, and privacy louvres are permissible as detailed and should be approved.