



**Statement of
Environmental
Effects
at
12 Nolan Place,
Balgowlah Heights
NSW 2093
For
Fe Design-Poole**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 12 Nolan Place in Balgowlah Heights.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the northern side of Nolan Place in the residential neighbourhood of Balgowlah Heights.

Site Address: No 12 Nolan Place, Balgowlah Heights

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Manly)
 Civic Centre, 725 Pittwater Road, Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

2.3 Zoning

Lot 26 Section 28 DP.758044 known as 12 Nolan Place, Balgowlah Heights, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
 Manly Local Environment Plan 2013
 Manly Development Control Plan 2013

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing one & two storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Balgowlah Heights significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing one & two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens & small trees & shrubs along the front & side boundaries with a large native tree & grassed area to the south west corner of the property. To the rear yard there are grassed areas between the house & rear boundary with several small shrubs. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a multi storey building with car parking to the front. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished & expanded internal areas with a drive & garage, new front entry to expanded kitchen, living & balcony areas in a rear addition, new guest bed, bathrooms & internal stairs to the basement level with a new pool to the rear yard, a new upper floor addition proposed over the front of the dwelling with flat roofs, skylights & solar along with new landscaping to the front yard & demolishing part of the enclosed rear entertaining area that is within the drainage easement.

The proposal is in sympathy with the existing residence improving the scale and character of a house and the garden suburb. This proposal has been reduced in response to adhere to Council advice issued on 1/7/2020.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New basement walls & demolish part of concrete slab in drainage easement
- New rear pool & pool surround
- Removing several small shrubs for pool area
- New ground floor walls front & rear addition
- New ground floor front garage & internal drive to accommodate 2 vehicles
- New rear decks & pool area
- New 1st floor addition & rear deck area
- New sheet metal roofs with skylights
- New solar panels
- Landscaping to front yard

Internally the proposal encompasses:

- New basement guest bed, ensuite, WC, cellar, store & living area
- New ground floor garage & front entry
- New ground floor kitchen, laundry, dining, living & internal green wall patio area

- New internal stairs between all levels

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for living & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the Balgowlah Heights area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. Expanding the ground floor improves the entertaining areas for the residents whilst the works to the basement & upper floor addition improves the sleeping arrangements with improved views & circulation. An internal drive is also required to improve parking requirements. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development improves the northern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Render exterior brickwork to match

Cladded timber framed walls to the upper floor to AS3959

Alloy windows & doors to all elevations to AS3959

Roofing in colour bond sheet metal medium to dark colour with high fascia's to AS3959

Timber privacy screens painted/stained to AS3959

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	598.6 sq m	-
GFA (Gross Floor Area)	325.26 sq m (0.54:1)	269.37 sq m (0.45:1)
Height	8.474m	8.5m
Impervious area	257.26 sq m (43%)	269.37 sq m (max 45%)
Open Space Area	341.34 sq m (57%)	329.23 sq m (min 55%)

The landscaped area of 114.41 sq m (35%) achieves the minimum 35% of the total open space area under area OS3 of MDCP2013.

A concession is requested for an encroachment of the wall height to the back corner of the upper floor wall. The encroachment is of a minor nature due to the topography sloping down towards the rear boundary. The upper floor addition uses the front part of the ground floor envelope & the upper floor using the minimum 2.4m floor to ceiling & a flat roof.

A concession is requested for an encroachment of the floor space ratio. Refer to the Clause 4.6 variation report included with this application.

3.7 Demolition Calculations

Existing	Demolished	Percentage Demolished
Footings Lwr Gnd=89790mm	Footings Lwr Gnd=42418mm	47%
Walls Lwr Gnd=70876mm	Walls Lwr Gnd=27239mm	38%
Walls Gnd=97883mm	Walls Gnd=44347mm	45%
Floor Lwr Gnd=111.26m ²	Floor Lwr Gnd=54.52m ²	49%
Floor Gnd=148.70m ²	Floor Gnd=88.71m ²	60%
Average Percentage for Demolished Items		48%

3.8 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	8.165m	Established
Rear Set Back	9.891m	8.0m
Side Set Back East	1.842m	1.834m
Side Set Back West	1.863m	1.852m

The setbacks of the residence will remain consistent with the existing dwelling & adjacent properties. Setbacks have been achieved apart from the existing eastern basement wall that it existing. The adjacent proposed wall has been stepped back to be clear of the eastern side setback line. A concession is requested for part of the western upper floor wall being inside the western side setback. This wall is for the stairwell circulation with adjacent Bed 4, Bath & Deck being set clear of the setback line. The encroachment does not adversely impact privacy with the proposed windows being located on the side walls & not facing the western neighbour & the bulk reduced by stepping all other western walls clear of the setback. Substantial clearance is provided to the western neighbouring property. It is our opinion that the objectives under MDCP2013 Part 4.1.4 have been achieved with this application. The upper level eastern wall has been moved to provide a larger side setback to reduce bulk with a 2.912m eastern side setback to the wall & rear deck with approximately 3.8m to the adjacent building to provide substantial separation & solar access.

3.9 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing crossover access to Nolan Place is to be maintained with the existing drive. A new internal drive is proposed to access the proposed garage to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.10 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 12 Nolan Place has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with the upper floor side windows using raised sills for privacy. The masonry & cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new rear deck areas do not directly impact neighbouring properties.

3.11 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the adjacent properties as the upper floor walls are stepped in. The upper level eastern wall has been moved to provide a larger side setback to reduce bulk with a 2.912m eastern side setback to the wall & rear deck with approximately 3.8m to the adjacent building to provide substantial separation & solar access. As shown in the photos on the following page there is substantial screen planting between the buildings with the existing neighbours windows receiving very little solar access due to not only the vegetation screening, but the air-conditioning unit & water tanks on the neighbouring property. As shown on the revised shadow plans improved solar access has been provided with this modified proposal.



Existing shadowing on the neighbouring property with the neighbouring air-conditioning unit & water tanks obscuring part view & solar access.



Existing side windows on the neighbouring property with the existing vegetation obscuring part view & solar access.



Existing side window on the neighbouring property with the existing vegetation obscuring part view & solar access.

3.12 Bulk and Scale

The bulk & scale of this modified proposal has been improved in relation to neighbouring properties by reducing the upper floor to the eastern elevation in accordance with Council advice. The eastern first floor side wall & rear deck has been moved 215mm & the eastern side of the upper roof moved 1428mm away from the eastern side boundary. This has been done to reduce the bulk & scale to assist the eastern neighbouring dwelling. The front elevation has been stepped with the eastern side of the upper floor front wall moved back along with reducing the vertical metal screening & adding glass handrails to provide additional articulation to the front elevation for an improved streetscape.

3.13 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & cladded walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.14 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system to the rear of the property.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspects.

4.2 Passive Solar Heating

The living spaces have timber framed floors with masonry & cladded timber stud walls. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Solar Collectors

The new roof pitch has been designed to accommodate solar panels to assist in pool heating.

4.6 Insulation and Thermal Mass

The development will be constructed from a masonry, concrete slab & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with R1.58 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.7 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.8 Siting and Setback

Balgowlah Heights is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 12 Nolan Place is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the upper level & rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house. The siting of the upper floor on the eastern elevation has been modified to provide a larger side setback under advice from Council with substantial clearance of approximately 3.8m provided.

4.9 Building Form

Residential buildings in Balgowlah Heights are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The upper floor addition to the property is 2 storeys as viewed from the streetscape which is in keeping with the adjacent dwellings. The lower wall facades are to be rendered with the upper walls cladded. The new works have been designed to create a modern design that suites the area. Under this modified proposal the building form to the upper floor has been reduced under Council advice.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof with the proposal to remove this & use a flat pitched high tensile sheet metal roof with high fascia under this proposal. A low-pitched metal roof is proposed to limit height & overshadowing. The roof form has been reduced under this modified proposal with the eastern side of the upper roof moved 1.4m away from the eastern boundary under Council advice.

4.11 Walls

A distinctive feature of the Balgowlah Heights house is that the walls are constructed from masonry for the basement & ground floor walls with cladded timber framed to the upper level for a lightweight construction option. The design incorporates vertical metal screening into the upper floor works to create a modern finish to the property that has been reduced from the original proposal with glass handrails added to the

front upper floor windows. Under this modified proposal the eastern upper floor walls have larger setbacks being stepped in from the side & front. The aim is to provide substantial clearance to the eastern neighbouring dwelling with approximately 3.8m to the neighbouring wall line.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Balgowlah Heights area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 12 Nolan Place are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Balgowlah Heights allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage & internal concrete drive with parking available for 2 vehicles to Australian Standards.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the surrounding properties. Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Fences & gates are to be maintained for this development apart from a new masonry front boundary wall & pool safety barrier around the proposed pool to the rear.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting required around the proposed pool area which would increase planted areas in the rear yard. The proposal removes impervious area & increases garden areas. Planting to front yard will enhance the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 12 Nolan Place are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Balgowlah Heights as well as modifications made in accordance with Council advice. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, timber & concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Rendered Brick & Cladding	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Veranda Posts	Alloy	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond Solar panels	Medium to Dark	By Owner