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Alterations to a Dwelling House 92 Addison Road, Manly

Statement of Environmental Effects

Prepared for Angela Holm and Robert
Chapman, December 2020

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1 Introduction

Place Design Group has been engaged by Angela Holm and Robert Chapman to prepare this Statement of Environmental Effects (**SEE**) to accompany a Development Application (**DA**) for an alteration to a dwelling house at 92 Addison Road, Manly (**the site**).

The proposed development consists of the conversion of a storage area into a study, including the refiguration of the room's entry.

A Pre-DA Meeting (PLM2020/0253) was held on the 5th of November 2020. It raised issues in regard to the FSR non-compliance and heritage.

This statement describes the proposed development, the site and its surroundings. It identifies the relevant provisions of planning instruments and Council's development control plan and assesses the proposal in terms of relevant matters identified under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (**the Act**).

A Clause 4.6 Variation Request accompanies this DA as the proposed development will result in an increase to the FSR which already exceeds the development standard in the DCP.

The DA does not require any of the approvals identified under Division 4.8 of the Act and is therefore not 'Integrated Development'.

2 The Site and Context

The site is located at 92 Addison Road, Manly and is legally described as Lot 4 DP 258309. It is located in a residential area of predominantly low to medium density residential development.

The site is a regularly shaped lot of 313.3m² in size. The site currently has a semi-detached dwelling house which is of a typical size and scale for the Manly residential area.



Figure 1 Site Location (Source: Nearmaps 2020)

3 Statutory Planning Context

Section 4.15 of the Act requires the following matters to be considered in the determination of this development application.

3.1 Manly Local Environmental Plan 2013 (the LEP)

The principal planning instrument applying to the site is the Manly Local Environmental Plan 2013 (**The LEP**). The site is located within the R1 – General Residential zone (refer to **Figure 2**). The relevant consent authority is the Northern Beaches Council.



Figure 2 Manly LEP 2013 Zoning (ePlanning Spatial Viewer 2020)

The objectives of the R1 – General Residential Zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

"Dwelling Houses"¹ are specifically identified as being permissible with consent in the R1 zone.

The key Development Standards which apply to the site are:

Table 1: Development Standards		
Clause	Control	
4.1	Minimum lot size	250m ²
4.3	Building Height	8.5m
4.4	Floor Space Ratio (FSR)	0.6:1
5.10	Heritage	Local Heritage Item I75 (Group of dwellings)
6.1	Acid sulfate soils	Class 5

3.2 Manly Development Control Plan 2013 (The DCP)

The DCP contains a range of controls that are relevant to the proposed development. These include considerations for bulk and scale of the development, consideration of streetscape and retention of heritage fabric.

A Table of Compliance with all relevant controls is included at Appendix B. For assessment of environmental impact, refer to Section 5.

3.3 Other Section 4.15 Matters

Section 4.15 also requires the consent authority to consider the public interest and any public submissions received during public exhibition of the application, in addition to the following matters, which are addressed at the Sections indicated:

- the likely impacts of the development (refer to Section 5).
- the suitability of the site for the development (refer to Section 5.3).
- the public interest (refer to Section 5).

3.4 Development Contributions

As the proposed development has a total cost of \$45,000, no development contribution is applicable.

¹ Under the LEP:

"dwelling house means a building containing only one dwelling."

4 Proposed Development

The proposed development consists of the conversion of a storage area into a study, including the refiguration of the room's entry. No further works are proposed to the remainder of the existing dwelling. In particular the development proposes:

- Additional 19.11m² ground level floor area.
- Minor demolition works to facilitate access and enhanced lighting.

No excavation or modification to the party wall are proposed as part of the works.

The Architectural Drawings prepared by Lintel Studio for which consent is sought are included at **Appendix A**.

The proposed typical floor plan is provided below in **Figure 3**.

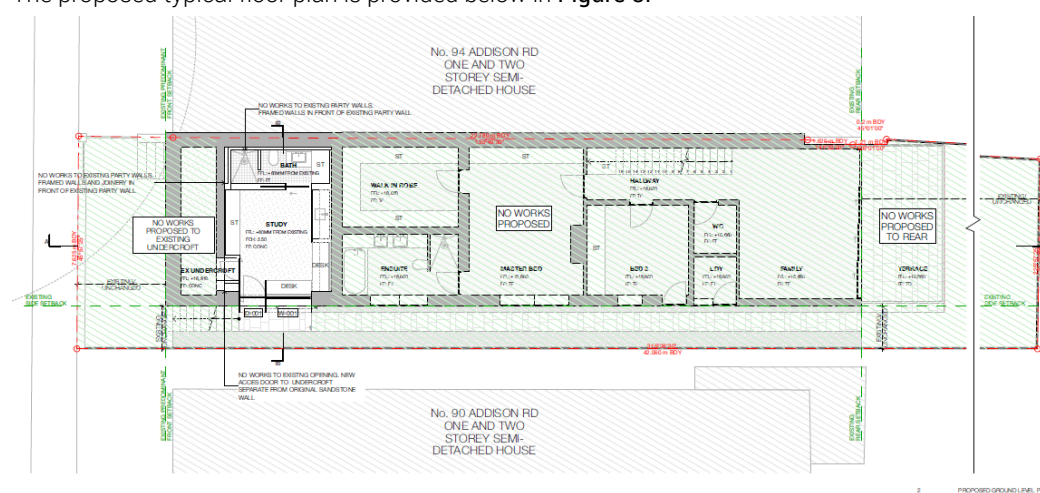


Figure 3 Proposed Floor Plan (Lintel Studio 2020)

4.1 Numeric Overview

A numeric overview of the proposed development is included at **Table 2**.

	Control	Existing	Proposed
Site Area (min)	250m ²	313.30m ²	Unchanged
Land use	Zone R1 – SEE LEP	Dwelling House	Unchanged
Gross Floor Area	187.98m ²	230.83m ²	249.94m ²
FSR	0.6:1	0.73:1	0.79:1
Building Height	8.5m	Consistent with street	Unchanged
Landscape Area	60.3m ²	122.05m ²	Unchanged

Car Parking	2 Spaces	2 Spaces	Unchanged
Setback	Consistent with street	Consistent with street	Unchanged

4.2 Design Statement

The following design statement has been prepared by the project architect Lintel Studio:

Spatial Alignments

Taking the openings' extremities as a guide, we have determined a sympathetic proportion for the space and its primary functions. To the right the space is deep enough for a workstation. To the left the space is enough for storage and access to the existing undercroft services void.

Elevation Response

Reversing the arrangement of the facade's openings offers us an opportunity to extend the desk along a second wall. The now 'L' shaped desk will caress the window sill, framing garden views for its occupant. Such an approach will unite inside and out, casting filtered light about the space.

Room Configuration

By placing a bathroom in the rear, we can maximise usable space and easily conceal existing ducting.

4.3 Landscaping and Vegetation

The open space and landscaping on site will remain unchanged as the proposed works will not impact the landscaping at all. The proposed design retains the site's existing 188m² (60%) of open space. Of this open space, 70.8% is landscaped area, accounting for 122.05m².

4.4 Car Parking and Vehicular Access

There is no change to car parking on site. Rear lane access is provided to the site off Wood Street and on street parking is available on Addison Road.

4.5 Drainage and Civil Works

There will be no large scale change to the civil works on site. The proposed design includes an additional bathroom which will connect to existing sewage connection points.

4.6 Construction Management

The construction for the proposed development will be in accordance with all Australian Standards. Following the submission of the DA, the chosen builder will provide a comprehensive construction management plan detailing the methods which will be used during construction. Following construction, the development will be signed off by an accredited certifier.

5 Consideration of Issues

Our assessment of the matters identified in Section 4.15 of the Act has identified the following matters for consideration.

5.1 Land Use Zoning

The proposed development is defined as a “Dwelling House” under the LEP. This use is specifically identified as being permissible with consent in the R1 General Residential zone, and is consistent with the objectives of zone, because it:

- Provides for the housing needs of the community.
- Contributes to a variety of housing types and densities.

5.2 Suitability of the Site

The site is highly suitable for use as a dwelling house as it is located in the R1 General Residential zone. The dwelling is a similar size and style as other buildings in the streetscape. The proposed alterations will not negatively influence suitability of the site for a dwelling house.

5.3 Front Setback

The front setback will not be altered from the original form and will remain consistent with the established setback on Addison Road.

5.4 Building Height

Clause 4.3 of the LEP stipulates the relevant height controls across the former Manly LGA. The height of the building will not be altered as part of the proposed development, and as such will retain the existing height which is consistent with the character of the area.

5.5 Floor Space Ratio (FSR)

Clause 4.4 of the LEP stipulates the relevant FSR controls across the former Manly LGA. The site is subject to an FSR limit of 0.6:1. As the GFA of the proposed development increases the building GFA to 249.94m² and the lot size is 313.30m², the total FSR for the proposed development is 0.79:1. This will be addressed in the Clause 4.6 Variation Request included in this application.

Council commented the following during the Pre-Da stage:

‘Just as general comment, the proposal would have limited visual impact and is unlikely to result in any adverse amenity impacts to adjoining residences. This is a reasonable starting point for the variation, however the written reports needs to clearly argue its own grounds on the variation to the standard.’

5.6 Heritage

Prior to the lodgement of this application, the applicant contacted council's Heritage Department in regard to designing the alterations in a way which is complementary to the existing heritage building. Council have also advised that a Heritage Impact Statement will not be required.

On advice received by Council's Heritage Department on 20 November 2020, it was noted '*Given the minor nature of the proposal, it is considered that the impact of the proposal upon the significance of the heritage item would be manageable*'.

The building is listed as part of a group of dwellings in Local Heritage item I75 under the LEP. The group of dwellings are described by Heritage NSW as:

This section of Addison Road contains a well maintained mixture of late 19th and early twentieth century residential development consisting of brick or rendered brick, single and two storey and semi-detached buildings. Significant elements in the streetscape include tile and slate roofs, bull nose verandahs, gables and chimneys and the mature street planting.

The proposed alterations will not be visible from the streetscape and will retain the character of the area. The significant elements of the heritage streetscape include *Tile and Slate roofs, Bullnose verandas, gables and chimneys and the mature street planting*. The proposed work will not impact upon any of these significant elements.

The site is also in the vicinity of multiple other local heritage items. These include:

- Item I2: All Stone Kerbs – Manly Municipal area
- Item I70: Two Terrace houses – 59-61 Addison Road
- Item I76: Street Trees – Addison Road (from Bruce Avenue to Reddall Street)

The proposed works will not impact upon the street character or any of the local heritage items in the vicinity of the site.

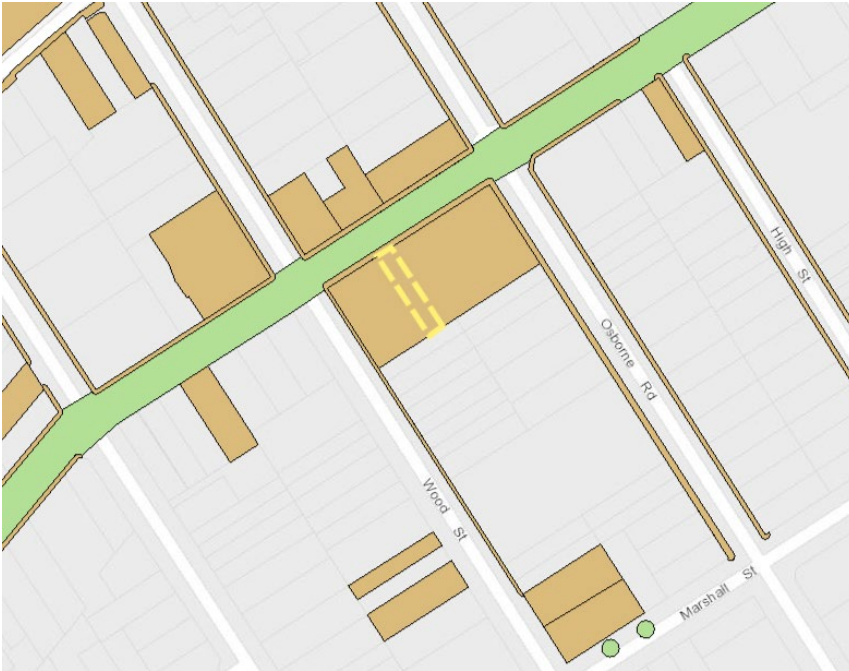


Figure 4 Heritage Items (ePlanning Spatial Viewer 2020)

5.7 Building Form and Style

The proposed works will not be visible from the streetscape and as such will have no impact on the external appearance of the building. The interior of the new home office will be in a modern style which will complement the rhythm of the existing dwelling without imitating the heritage.

5.8 Landscaping and Open Space

The proposed development does not include any changes to the landscaping and open space provided on site.

5.9 Car Parking

The proposed development does not include any changes to the car parking on site.

5.10 Amenity

The proposed windows will face landscaping along the south west side of the property and will not result in any loss of privacy for residents or neighbours.

Following an inspection, council have confirmed *that the proposed works would be unlikely to result in any adverse amenity impact to adjoining residences. Nonetheless, any application will be notified to adjoining properties and in the course of reviewing any submissions, further investigation may be required to determine conclusively that no adverse impact will occur.*

The proposed development will not result in any increase in overshadowing.

5.11 Earthworks

While the proposed home office is below street level, the area has already been excavated for use as a storage area and as such no additional excavation will be required. The space under the existing verandah will remain unchanged as noted in drawings. As there will be no excavation or changes to the foundation of the building, there is no geotechnical report required.

5.12 Stormwater Drainage

Stormwater drainage will remain as per the current situation where roof water and surface water is discharged to a lawful point of discharge being Addison Street.

5.13 BASIX

As the estimated development cost will be \$45,000, a BASIX Certificate is not required.

5.14 National Construction Code

The proposed development has been designed in accordance with the National Construction Code, details will be documented in the Construction Certificate.

5.15 Waste Management

Any waste created during construction will be disposed of, and any recyclable materials distributed to the appropriate location for processing.

5.16 Biodiversity

There is no requirement for a Biodiversity Report to be included in this application.

6 Conclusion

This Statement of Environmental Effects supports a Development Application for the conversion of a storage area into a home office at 92 Addison Road, Manly.

The proposed development is permissible with consent and is consistent with the objectives of the R1 General Residential zone. It is also consistent with all of the relevant provisions of the *Manly Local Environmental Plan 2013* and the *Manly Development Control Plan 2013*, with the exception of FSR under the LEP.

Our assessment has identified the following key assessment issues:

- Heritage
- Floor Space Ratio

While the FSR of the existing dwelling exceeds the maximum FSR for the site and the proposed works further increases the FSR, it will not result in any increase in bulk or scale and will continue to maintain the heritage character of the area. A full assessment of the non-compliance is included in the Clause 4.6 Variation Request.

Overall, the proposed works will not negatively influence the character of the area, add any additional bulk or increase the intensity of use. The proposed conversion of the storage area into a home office will increase the useable space in the house for residents.

We therefore submit that the proposed development has merit and consent should be granted subject to Council's standard conditions.

Appendix A: Architectural Drawings

Appendix B: Compliance with Manly DCP 2013

Table 4: Compliance with Manly DCP 2013

Section	Compliance	Comments
Part 3 General Principles of Development		
3.1 Streetscapes and Townscapes		
3.1.1 Streetscape (Residential Areas)		
Development in the streetscape (including buildings, fences and landscaping) should be designed to:		The proposed development will not alter the external appearance of the dwelling from the streetscape.
a) complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;	COMPLIES	The existing brickwork and sandstone will be largely retained in the proposed works and new materials will be complementary of the existing hues.
b) ensure the bulk and design of development does not detract from the scenic amenity of the area;	COMPLIES	
c) maintain building heights at a compatible scale with adjacent development;	COMPLIES	
d) avoid elevated structures constructed on extended columns that dominate adjoining sites;	COMPLIES	
e) address and compliment the built form and style any heritage property in the vicinity;	COMPLIES	
f) visually improve existing streetscapes through innovative design solutions; and	COMPLIES	
g) incorporate building materials and finishes complementing those dominant in the locality.	COMPLIES	
3.2 Heritage Considerations		
3.2.2 Alterations or additions to Heritage Items or Conservation Areas		
a) Alterations or additions to heritage items or buildings within a conservation area will not necessarily seek to replicate, overwhelm, dominate or challenge heritage details or character of the building or structure of heritage significant buildings.	COMPLIES	The proposed development will not alter the external appearance of the dwelling from the streetscape.
b) Consideration should be given to whether making a house bigger will ruin its appearance.	COMPLIES	

Alterations or additions to heritage items or buildings within a conservation area must:		The external appearance of the dwelling will remain the same when viewed from the streetscape. Architectural features of the heritage dwelling will be retained and not replicated in the new additions.
a) retain original and traditional roof form, roof pitch with any alterations to the roofs to be sympathetic to the style of the heritage item or building within a conservation area;	COMPLIES	
b) retain original architectural detailing such as barge board, finial trim, window awnings and front verandas. New detailing must be complementary to the character of the item or place;	COMPLIES	
c) retain original wall treatments and original cladding (including slate). Modifications to face brick dwellings must use the original style of bricks, window heads, mortar joints and other building details;	COMPLIES	
d) not render or paint original face brickwork. In particular face brickwork where already so treated should be restored, where practical, to its original un-painted state;	COMPLIES	
e) where surfaces are not originally face brickwork:	COMPLIES	
i. any appropriate use of cement render is complementary to and consistent with the heritage architectural style and colour schemes and repainting must be articulated in the same manner as the original colour rendering of the building;		
ii. external colour schemes are to be in keeping with the original character of the heritage building based where possible on physical or documentary evidence in keeping with the architectural style and period of the building;		
iii. contemporary colours are not discouraged, but should be combined in a complementary way; and		
iv. single colour solutions are not permitted;		
f) avoid removal of original fabric in order to retain the integrity of the heritage item or conservation area;	COMPLIES	
g) ensure that any new windows are to be inserted into the existing fabric of a heritage building and be of a size, proportion and type of window that is compatible with the building's architectural style/period; and	COMPLIES	
h) retain and maintain contributory landscape settings for heritage items and ensure new	COMPLIES	

landscaping is sympathetic to the heritage
significance of the item or place.

4 Development Controls and Development Types

4.1 Residential Development Controls

There are no proposed changes to aspects covered by controls under this section.

Schedule 3 – Part A1 Parking Rates and Requirements

2 parking spaces for each dwelling house	COMPLIES	2 Parking Spaces
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