

STATEMENT OF ENVIRONMENTAL EFFECTS

Owner:

CORINNE & ANDREW BOWDEN

Project:

Alterations and additions to residence at:

2 Allenby Street, Clontarf, NSW 2093

Prepared by:

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1.0 INTRODUCTION

This statement of Environmental Effects has been prepared as part of supporting documentation in association with a Development Application concerning Lot 36, DP 9517, no. 2 Allenby Street, Clontarf in the Local Government Area of Manly in the Northern Beaches Council: to assess the proposal's compliance with the relevant provisions of Northern Beaches Council's planning controls and policies and to assess the likely impacts on neighbouring properties and the locality.

2.0 SITE LOCATION AND DESCRIPTION

The site at No. 2 Allenby Street is on the northeastern side of Allenby Street and is adjacent to its intersection with Allenby Lane to the southwest and a public pathway running along its southeast boundary. Clontarf Reserve is approximately 180m to the site's northwest and Clontarf Point (beach and harbour) is approximately 200m to the site's south.

The site dimensions are 777.6m² with irregular trapezoidal geometry and it extends from Allenby Street (main façade) to Amiens Rd. Thus, it has a southwesterly aspect facing the harbour. There is a significant slope rising across the site with the highest point at the South-western corner (RL17.15) being 13.65m higher than the lowest point at the North-eastern corner (RL3.50). The site surface is controlled by retaining walls at the north and east side of the site that form terraces with established gardens. The existing multi-level dwelling has been cut into the slope and terraced down the slope and is situated in the middle of the site leaving a generous setback from both streets.

The vicinity is characterised by green streetscapes featuring abundant native vegetation of mature gum trees in the front and rear setbacks. Generally, a variety of large housing types and architectural styles, as well as the different age of the built form reflects the constant transformation in the area.

The two neighbouring properties at the Northwest of the site are located at their extreme, creating a great open space in between. No. 4 Allenby Street is a two-storey clad residence with metal roof situated close to Allenby street while 29A Amiens Road is a two-storey rendered residence with tile roof positioned close to Amiens Rd. At the Southeast of the site, a public pathway-stairs connects both streets previously mentioned and bridges the difference of levels. This path features very established trees and vegetation that act as a buffer between the site and adjacent properties in this direction.

Existing improvement on site includes a two-storey four-bedroom rendered dwelling with tile roof, and a basement which comprises a two-car carport under house and access to under house storage. The site also features a swimming pool at the northwest side of the property.



Figure 1. Aerial Locality Plan, Google Maps



Figure 2. Street Elevation: 2 Allenby Street (left), public pathway (middle) and 2A Allenby Street (right).

DESCRIPTION OF PROPOSED DEVELOPMENT

Application is made for the following modifications:

- a) Enclosure of existing side balcony (South East) as an extension of the kitchen area on level one;
- b) Minor internal and external alterations;

The proposed development is described in Drawings: DA001, DA010, DA101, DA110 and DA_200, by Hot House Studio. A site survey plan (dated 1996) has been provided, however due to the minor nature of the proposed works, an update survey has been considered not necessary.

3.0 ASSESSMENT OF STATUTORY REQUIREMENTS AND POLICY

4.1 MANLY LOCAL ENVIRONMENT PLAN 2013

Clause 1.2 Aims of Plan

Noted.

Clause 1.3 Land to which Plan applies

The site for the proposed development is identified on the Land Application Map as Included.

Clause 2.2 Zoning

The site is identified on the Land Zoning Map as R2 – Low Density Residential.

Clause 2.3 Zone objectives and Land Use Table

The existing development is a detached dwelling house. Proposed additions and alterations to dwelling houses are permissible with consent and are consistent with the objectives of the zone.

Clause 2.7 Demolition requires consent

No excavations are required, and no fills are proposed. Minor demolition only.

Clause 4.3 Height of buildings

Height of Buildings Map – sheet HOB_004 identifies the site as Zone I – 8.5m. The existing roof, with a maximum ridge height of 7.8 metres will remain unchanged while the maximum height of the proposed above the kitchen extension in the first floor is 6m from existing ground level and therefore complies.

Clause 4.4 Floor space ratio

Floor Space Ratio Map – sheet FSR_004 identifies the site as Zone B – 0.40 (max. ratio 1:40). The existing GFA is 224m² equating to an FSR of 1:29. The proposed extension of the kitchen represents an additional 5m² increasing the FSR to 1:30 and therefore complies.

Clause 4.6 Exceptions to development standards

No exceptions to development standards are sought.

Clause 5.10 Heritage Conservation

The site is not identified by LEP mapping as a heritage item, in the vicinity of a heritage item, or in a heritage conservation area.

Clause 6.1 Acid sulfate soils

Acid Sulfate Soils Map – Sheet CL1_004 identifies the site as Class of land 5. The proposed alteration does not involve any disturbance of soil and will not lower the water table.

Clause 6.9 Foreshore scenic protection area

The site for the proposed development is identified on the Foreshore Scenic Protection Area Map – sheet FSP_004. The proposed minor alterations are not going to have any impact on the visual amenity of harbour or coastal foreshore. Also, as it is within the existing building envelope, it does not result in loss of view or any overshadowing to adjacent properties or the public domain.

4.2 MANLY DEVELOPMENT CONTROL PLAN 2013

Part 3.1.1 Streetscape (Residential areas)

The proposed alterations have no impact on walls, fences or carparking at the street frontage.

Part 3.3 Landscaping

The proposed alterations have no impact on the existing landscape, including all existing trees and vegetation on site.

Part 3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise)

The proposed alterations are within the existing building envelope and has no impact on privacy, views, solar access and general amenity of adjoining and nearby properties.

Part 3.5 Sustainability - (Greenhouse Energy Efficiency, Thermal Performance, and Water Sensitive Urban Design)

The proposed alteration includes four skylights that aim to increase the amount of natural lighting and decrease electricity load.

Part 3.7 Stormwater Management

The proposed roof over the kitchen will be located in place of the existing balcony. As such, there is no addition to the existing storm water catchment area, and the new roof gutter will be connected to the existing stormwater system. An OSD is not required for the proposed development. Overall, the additions are consistent with the objectives and requirements of the control and the Policy.

Part 3.8 Waste Management

A Waste Management Plan is submitted as part of the application. The proposed development is consistent with the objectives and requirements of the control.

Part 4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

The proposed alteration is within the building envelope and will not increase the existing height of the building at any point.

Part 4.1.2.1 Wall Height

The proposed infill wall to enclose the balcony will match the height of the existing adjacent walls. The proposed development is consistent with the objectives and requirements of the control.

Part 4.1.2.3 Roof Height

The proposed roof above the kitchen extension is within the building envelope and complements the roof and forms of the existing dwellings in the locality. The proposed development is consistent with the objectives and requirements of the clause.

Part 4.1.4 Setbacks (front, side and rear) and Building Separation

There are no proposed changes to the existing front, side and rear setbacks. The proposed development is consistent with the objectives and requirements of the clause.

Part 4.1.5 Open Space and Landscaping

The proposed alteration is within the existing building envelope and has no impact on the existing open space and landscaping.

Part 4.1.8 Development on Sloping Sites

No potential landslip & subsidence hazards are identified due the minor alteration works required.

Part 4.1.9 Swimming Pools, Spas and Water Features

No changes are proposed to the existing swimming pool.

Part 4.4.1 Demolition

A Waste Management Plan is submitted as part of the application. The proposed demolition is considered minor and is consistent with the objectives and requirements of the control.

Part 4.4.2 Alterations and Additions

The proportion of the house to be altered is minor (<50%) and therefore is consistent with alterations and additions considerations.

Part 4.4.5 Earthworks (Excavation and Filling)

No excavations or fills are proposed.

4.3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Part 4, Division 4.3, Section 4.15, EVALUATIONS

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) (Repealed)

The considerations arising from the relevant planning instruments and development control plan are addressed in the foregoing statement of environmental effects.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

These considerations are addressed in the foregoing statement of environmental effects. The social and economic impacts will be positive in improving the residential accommodation and amenity of the property at 2 Allenby St, Clontarf.

(c) the suitability of the site for the development,

The proposed alterations and additions are consistent with the zoning of the land, appropriate in scale and will create no adverse environmental or amenity impacts and is therefore extremely suitable.

(d) any submissions made in accordance with this Act or the regulations,

The applicant has consulted with the immediate neighbours prior to lodgement of the application. At this time no objections were raised, and no submissions have been made to the Council.

(e) the public interest,

The proposed development will provide for low density residential housing stock that will provide for the housing needs of the local community and will provide for employment and contribute to the local economy through the construction phase.

4.4 BASIX

A BASIX report is not required due to the construction forecast being less than \$50,000.

4.0 CONCLUSION

The proposed alterations and additions to 2 Allenby Street, Clontarf are considered complimentary and compatible within the locality, and will enhance the living standards for the occupants. Careful attention has been given to achieving compliance with the relevant provisions of Manly Local Environmental Plan 2013, Manly Development Control Plan 2013 and Part 4, Division 4.3, Section 4.15 of the NSW Environmental Planning and Assessment Act. A thorough site analysis has informed the design to ensure that there will be minimal adverse impacts on the occupants of neighbouring properties and surrounding public land.

The design outcome shows respect for the context of the site, the existing character of the locality, and the amenity of the adjoining properties and satisfies the provisions of S.4.15(1) of the Act. We believe Northern Beaches Council will find the proposed alterations and additions satisfy the objectives required and find the Development Application fit for approval.



Figure 3. No. 2 Allenby St, Clontarf: Existing front landscape and access from Allenby St.



Figure 4. Partial view to existing balcony (beam & column) from the public pathway.



Figure 5. Access to the public pathway from Amiends Rd, and partial view of the rear of the house (left).



Figure 6. No. 2 Allenby Street: Existing Balcony. View of existing bedroom opening to be blocked up.



Figure 6. No. 2 Allenby Street: Existing Balcony to be enclosed as an extension of the kitchen.