

Statement of Environmental Effects (SEE)

Date: February 11 2021

Owners: Mr. and Mrs. Sippel

Subject Property: 17 Ernest Street, Balgowlah Heights, 2093
Lot 32, Section 21, DP 758044

1. Site Suitability

The site is zoned R2 – Low Density Residential and is located on the south side of Ernest Street. The subject site is a rectangular shaped block with an area of 594.4m² and a frontage of 15.24m to Ernest Street. The site slopes from the southern rear boundary to front northern boundary. Erected on the property is a single dwelling house and detached Carport.

Description of the of the Proposal

Addition to the Ground Floor of the residence forming a new Covered Entry Porch and steps to the front of the residence and an attached Double Garage to the side of the residence to replace a detached Carport that is to be removed.

Addition of a First Floor to the residence, forming an open plan Living, Dining and Kitchen; a Master Suite with Ensuite and Walk in Robe and a Balcony; a Study; a powder room and a stairwell.

Addition of a covered Entertaining area to the rear coming off the First Floor Kitchen and giving stair access to the rear yard.

Internal alterations to the ground floor of the existing residence to open up the ceiling for a new stairwell and void; to form a new Entry; 2 new bedrooms and a powder room, convert an existing Bedroom to a Guest Bedroom, renovate the existing Laundry to form a new Bathroom and convert an existing sitting room into a new Laundry with shower and separate toilet.

The proposal is also for a new in-ground swimming pool with paved concourse and timber deck and steps to access the rear yard.

We believe the alterations and additions have been designed to be compatible with the surrounding development and street-scape.

2. Present and Previous Uses

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

3. Development Compliance

Manly Residential Development Control Plan 2013

The following parts of the DCP are relevant to the proposal:

Total Open Space and Soft Open Space Landscape Area

The site falls into OSA-OS3 and requires a minimum of 55% to be Total Open Space and the proposed alterations and additions will have the Total Open Space area at 55.6 %.

The minimum Soft Open Space allowable for the subject site is 35% of Total Open Space. The proposal has a soft open space as described under the DCP of 58% of the 55% Total Open Space calculation. This meets that required by Council.

Floor Space Ratio

The maximum floor space ratio (FSR) allowable for the subject site is 0.45:1. The proposal has a floor area as described under the DCP of 0.42 :1. This FSR meets that required by Council.

Building Height

The maximum allowable wall height for this site is 8.5m through the building footprint area. Roof structures may extend 3m above this height and parapets may extend 600mm. The maximum roof pitch under the DCP is 35°.

The proposed alterations and additions have a noncompliance with the building height requirement. A clause 4.6 variation has been submitted with the application to address the noncompliance with this requirement.

Setbacks

The existing front, side and rear setbacks to the residence remain unchanged.

There is a non-compliance with the front building setback for the proposed Entry Porch.

However, this non-compliance is minimal as it is less than 600mm in front of the building line and 2.7m wide and is an open Deck structure. The Entry Porch creates an articulation for the front Façade and clearly defines the entry point to the dwelling. The Entry Porch is 12m from the street line and will have no impact on the street scape as it is behind the existing front tree line.

There is a non-compliance with the side building setback for the first floor. The required setback is meant to be 1/3 the wall height. The non-compliance is on the eastern side and a small section on the western side of the site. The setback non-compliance on the eastern side is for a bedroom, walk in robe & ensuite on the first floor which are considered to be relatively low use rooms unlike living areas. It is proposed that these room will have highlight windows only in the eastern walls to insure minimal loss of privacy to the adjoining dwellings.

The setback non-compliance on the eastern side is for a proposed Pantry on the first floor which is considered to be relatively low use rooms unlike living areas and it is not proposed to add a window to this room & thus there is no loss of privacy to the adjoining dwelling.

The proposal complies with the overall height limit and with the sunlight access (shadow) requirements.

We believe that the provisions of this clause are therefore met by the proposal.

Excavation / Cut and Fill

The proposal allows for the excavation in order to level the ground as required for the new Garage slab. The levels of cut and fill are within the Councils allowable and therefore all provisions of this clause are met by the proposal.

Overshadowing

The proposed alterations and additions are for a second storey addition over the existing residence and a rear covered deck and new attached garage to the side of the residence.

Shadow diagrams included in this Development Application clearly show that the proposed additions will maintain a reasonable level of solar access to habitable rooms and adjoining developments and it creates a minimal amount of overshadowing on the adjoining properties. Solar access is maintained to the adjoining private open space for a minimum of 4 hours between 9am and 3pm on 21 June as requested by Council's design requirements.

The proposed alterations and additions do not create any adverse overshadowing on adjoining properties. It is therefore felt that the objectives of this clause are met.

View Sharing

The objectives of this clause are to minimise the loss of views from nearby properties, to ensure the continued access to views of the city, bushland and water from private and public open space and to have no further view loss from neighbouring properties nor loss of view between or over buildings.

It is felt that the objectives of this provision are met by the proposal.

Streetscape, fences and walls

The proposed additions will have been designed to enhance the streetscape character and are in keeping with other development in the local area. There is likely to be minimal impact on the streetscape as the changes will only be seen from the street through existing street trees. The proposal therefore is in compliance with this clause.

Privacy and Security

The proposed dwelling is orientated to address Ernest Street, which will allow for maximum street surveillance and provide a sense of security. Privacy has been addressed with the introduction of Privacy screen on the eastern side of the proposed front Balcony, along with Privacy screens on the east & west ends of the proposed rear Entertaining Deck. It is also proposed to replace a chain wire fence with a new side boundary fence on the western side of the site and new landscaping features to the rear yard.

It is therefore felt that all the provisions for privacy and security are met by the proposal.

Protection of Heritage Items and Conservation Area

The subject site is not within a conservation area or in the vicinity of a heritage items and therefore this clause does not apply.

Threatened Species, Populations and Ecological Communities and their Habitats

Not applicable

State Environmental Planning Policies (SEPP)

Not applicable

Regional Environmental Planning Policies (REP)

Not applicable

Bushfire Considerations

Not applicable

Land Slip Area

Not applicable

Acid Sulfate Area

Not applicable

Flood Zone Area

Not applicable

Land Reservation Acquisition

Not applicable

Foreshore Building Line

Not applicable

Restrictions on the Land

Not applicable

Parking and Access

The proposal allows for existing parking and access to remain.

It is proposed to replace the existing concrete driveway as required for the proposed new garage and to also replace the existing deteriorating and damaged concrete crossover. The Vehicular crossing to the street will be maintained.

Stormwater Disposal

Stormwater from the proposed residence additions will be connected to a proposed Rainwater tank with the overflow to be connected to the existing stormwater disposal system, which drains to Ernest Street.

Stormwater from the proposed Garage will be connected into the existing stormwater disposal system, which drains to Ernest Street.

4. Energy Efficiency

Orientation of the proposed residence is currently north/south and has been considered in the design in terms of window placement and sun/shade control.

R2 insulation batts will be used in all external walls and R3 insulation batts above all new ceilings.

Placement of windows has been considered to help with natural ventilation.

New lighting will generally be low voltage to assist with energy efficiency.

The existing water heating shall remain.

Refer to BASIX Certificate for further details.

5. Waste Management

Existing council waste collection will remain in place for the subject site.

6. Site Photographs

Photographs of No 17 Ernest Street, Balgowlah Heights



Front of house as viewed from Ernest street.



Adjoining property to the east, No.15 Ernest Street & part of No. 13 Ernest Street



Adjoining property to the west, No.19 Ernest Street



Residence as viewed from the front yard.



Rear of house as viewed from back yard. 1/2



Rear of house as viewed from back yard. 2/2



Rear yard as viewed from existing Covered Patio.



Rear yard.

7. Conclusion

The proposed alterations and additions have been designed to minimise adverse environmental impacts on neighbouring properties and the public domain. Furthermore, the proposed dwelling has been designed to very much compliment and enhance the ever evolving streetscape.

The proposal represents appropriate and positive use of the land. It complies with the objectives of Council's development standards and will generally have a positive effect on the streetscape and locality. It is submitted that the proposal is consistent with Council planning objectives for the site and locality, and in the circumstances of the case, the proposal is considered to be in the public interest.

Accordingly, Council's favourable consideration is respectfully sought.