

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO AN EXISTING RESIDENCE

AT

1/ 10 WEST STREET, BALGOWLAH

SP 10841

Prepared By JJDrafting

October 2019

1) Introduction

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 612/18, Drawing numbers DA.01 – DA.17 dated August 2019 to detail proposed alterations and additions to an existing dual occupancy residence at 10 West St Balowlah.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

The Environmental Planning and Assessment Act 1979 as amended

The Environmental Planning and Assessment regulation 2000

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Manly Local Environmental Plan 2013

Manly Development Control Plan 2013

Northern beaches mapping

2) Site characteristics and description

The subject allotment is described as 1/10 West St Balgowlah with a site area of 1380sqm.

It is located in R2 Low Density Residential.

The site is not listed as heritage or in a conservation area.

It is not located in flood prone area.

It is not located in a biodiversity land.

It is not located in a bushfire area.

It is not located in a the slip zone.

The property addresses West Street, to the West.

The existing 2 and 3 storey dwelling is a semi- detached dual occupancy dwelling with an attached double garage within. It is constructed from brick walls and a tiled pitched roof.

Vehicular access is currently available from West St. with a driveway located along the north side boundary to an existing double garage located to the south within the existing dwelling. The driveway carries further along the north side boundary to a second garage located to the south to unit 2.

The site falls from the front boundary (west) down towards the rear boundary (east) of approximately 14.05m.

Vegetation consists of mixed endemic and introduced species with unaccessible area of vegetation located to the rear of the site.

Existing and new buildings that surround the site are predominately represented by a mix of developments compromising of varying sizes and styles.

Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

3) The proposal

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to unit 1 located to the front of the site.

<u>The proposed alterations and additions will be staged, these are as follows:</u>
<u>STAGE 1</u> – New double garage and terrace Existing garage to form rumpus room
<u>STAGE 2</u> – New first floor additions

The proposed additions are as follows:

Lower Ground Floor Level

Currently the existing garage located within the dwelling and below the top floor level is far too small to accommodate 2 cars comfortably. Exiting and entering the garage is a bit tight as the turning circle is quite small.

It is requested that the existing garage shall form a rumpus room.

A new decent size double garage is proposed to the front of the dwelling. New garage level slightly higher than the existing by 500mm to provide a relatively low gradient to the existing driveway. The proposed new double garage has been located closer to the south side boundary for better ease of egress and entry to the garage.

Access from the new garage to be from the east side wall into the back of the existing garage through a laundry in a cupboard and into the new rumpus room

Given that the level of the garage level is located below the street level, it is not envisaged that it will affect the street scape.

Existing vegetation at the front boundary will remain and some existing and proposed landscaping will be introduced between the garage and the front boundary.

Existing external stair to be enclosed to form part of the new garage. The stair to be made good.

Existing garage door to be replaced with new windows.

Laundry to be relocated to the back of the new rumpus room.

Width of the existing garage to be reduced to accommodate a wider entry area

Portion of the roof of the garage will be formed into a terrace area, the rest will form a garden to soften the front area.

Ground Floor Level

Existing balcony facing the street to be enclosed to form a computer nook as well as the new enclosed entry from the new garage and onto the new terrace area.

New internal stair provided to access the new top floor.

The terrace area will also provide a usable outdoor recreational area which is located closer to the kitchen and media room. Currently the outdoor area is located on the lower ground floor and is never used due to its position.

New first floor level

Currently the existing roof form and ceiling height of the internal kitchen and media room is substantially high at one end. The proposal is to provide a level ceiling and utilise the rest of the void.

Given that this height has been established it is proposed that a top floor level be added above the kitchen, media, and bedroom areas. Portion of the new top floor will be within the existing roof form.

The existing pitched roof to be squared off, raising the ridge level by 170mm.

The top floor addition will consist a main bedroom, walk in robe and an ensuite and an internal stair linking the lower floor.

The proposal will not affect the streetscape as it will appear to be 2 storeys in height, given that the garage and the existing dwelling has been originally excavated into the land.

As the existing residence is unable to meet the present and future space requirement of its occupants, these additions will provide the owners with an additional living space area and additional bedroom which are much needed for a growing family.

There will be no affect on neighbouring properties due to the proposed alterations and additions.

The existing streetscape will not be affected, it will however be altered with the proposed top floor addition. From the street (DA11) it will be sympathetic and compliment the streetscape with a bulk and scale that is not dominant and is similar to other development in the street.

The proposed first floor addition will add another storey to an existing 2 storey dwelling however given the topography of the site, the built form from the street, with the new first floor addition will be a 2 storey building. Other buildings in the street contain 3 levels. Refer to photos below.



No. 8 West St. 3 storeys



View looking south from rear balcony of no 1/10 West ST towards no. 8, 6 and new dwelling no.4

Colours used will be sympathetic to the surroundings and by the use of natural tones it will blend within the streetscape

Considerations has been given to bulk and form.

4) General Principles of the Development Control

RESIDENTIAL DENSITY AND SUBDIVISION – Clause 4.1.1

In Manly Councils LEP 2013, this site is located in the density area D5 – 1 dwelling per 500sqm.

It complies – existing site and dimension are unchanged.

WALL HEIGHT and BUILDING HEIGHT – Clause 4.1.2

The max. wall is 8m

The proposed addition complies with the maximum wall height of 8m above natural ground level.

Complies with this control.

The max. height of the building is 8.5m

The proposed addition complies with the maximum building height of 8.5m. above natural ground level

Complies with this control.

FLOOR SPACE RATIO (FSR) – Clause 4.1.3

Site area - 1380sqm

Maximum Floor area space ratio requirement ----- 0.45:1 -----45% - -----621sqm

Existing Floor area -----0.25.8:1 ----25.8%-----357.15sqm

Proposed new floor area-----0.29.5:1 -----29.5% -----406.45sqm

SETBACKS (FRONT,SIDE AND REAR) Clause 4.1.4

Side setback

Control is 1/3 of the wall height

The proposed addition has a south wall height of 7.8m - Minimum required is 2.6m, the side setback to the south side boundary is 2.612m – COMPLIES

The proposed addition has a north wall height of 7.8m - Minimum required is 2.6m, the side setback to the north side boundary is 5.34m – COMPLIES

Rear setback requirement is 8m

There is no change to the rear setback ---existing is 47.5m

Front Setback

The front setback control is 6.0m.or an established front setback.

The proposed ground floor addition has a front setback -----7.1m -----COMPLIES

The proposed first floor addition has a front setback-----9.19m-----COMPLIES

The proposed new double garage has a front setback of 1.5m, however the new garage structure will be below street level and will not be visually visible from the streetscape. The new roof terrace over the new garage will consist of a roof garden which will have a setback of 3.2m. The new terrace will be predominately at street level and have a similar design element as no.4 West Street, please see attached section of no. 4 West St.



Existing screen hedging at the front boundary will remain as well as portion of the existing vegetation at lower ground level on the site . New screen planting will also be introduced.

It is requested that this non compliance be supported as the proposed addition follows the established front setbacks in the streetscape in regards to the terrace. The non compliance front setback of the garage will not affect adjoining properties and no adverse impact upon the streetscape as it will be predominately below street level.

OPEN SPACE AREA AND LANDSCAPING Clause 4.1.5

The site is located in the Residential Density area D5 of the Manly DCP maps 2013

Requirement is OS 3 – 55% of the site area to be open space area and 35% of the open space area to be soft landscaping.

Site area – 1380sqm

Open space control ----- 55% - -----759sqm
Soft open space area – -----35% -----265.65sqm

Existing open space -----70% -----967.6qm
Proposed open space -----57.78%-----797.35sqm-----COMPLIES

Existing soft open space -----59.44% -----820.3sqm
Proposed soft open space -----54.38%-----751.5sqm-----COMPLIES

Parking Clause 4.1.6

Control – 2 parking spaces

Currently the existing dwelling consists of off street parking area in the form of a garage. However the existing garage which is 5.5m in width is too narrow for 2 cars to be parked side by side. The turning circle is also fairly tight. With this in mind it is requested that a new decent size double garage to be provided allowing the required 2 off street parking on the site as per councils control. – COMPLIES



PHOTO Above and below- Existing parking within the front building line No. 6 West Street.



SUNLIGHT CONTROL AND OVERSHADOWING – Clause 3.4.1

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a maximum of 3 hours of solar access.

VIEWS – Clause 3.4.3

Neighbours views will not be affected by the proposed alterations and additions.

PRIVACY – Clause 3.4.2

There will be no loss of privacy, due to the proposed alterations and additions.

5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

It is not considered that there are any draft environmental planning instruments applying to the site.

5.3) Any development control plan

The development has been designed to comply with the requirements of the Manly Development Control Plan 2013 and the general principles of MLEP 2013.

It is considered that the proposed design respects the aims and objectives of the DCP however we note that the Environmental Planning and Assessments Amendment Act 2012 No.93 (amendment Act) which received assent on 21 November 2012 commenced on 1st March 2013.

Key amongst the amendments are requirement to interpret DCP's flexibly and to allow reasonable alternative solutions to achieve the objectives of the DCP standards.

The new section 74BA provides that the principal purpose of the DCP's is to provide guidance on:

- * giving effect to the aims of any applicable environmental planning instrument
- * facilitating permissible development
- * achieving the objectives of the relevant land zones.

The key amendment is the insertion of section 79C(3A) which:

- * prevents the consent authority requiring more onerous standards than a DCP provides
- * Requires the consent authority to be flexible and allow reasonable alternative solutions in applying DCP provisions with which a development application does not comply.
- * limits the consent authority's consideration of the DCP to the development application (preventing consideration of previous or future applications of the DCP).

We request that council applies considered flexibility where the application seeks variations to the numerical development controls in the DCP as justified in this report. In particular we consider that the variation to the front setback requirements is a reasonable alternative solution to compliance as the proposal effectively responds to the site constraints.

It is considered that the proposed design respects the desired character objectives of the Plan in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

5.4) Any matter prescribed by the regulations that apply to the land to which the development relates
No matters of relevance area raised in regard to the proposed development.

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

It is considered that the proposal, which seeks consent for alterations and additions and a double garage to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the MLEP 2013 and MDCP 2013.

5.6) The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10a development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions and a double garage to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

5.7) Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

5.8) The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

Conclusion

The proposal is consistent with and compliment the existing detached style housing in the area.

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on long distant views.

The proposal does not present any significant impacts on the privacy and solar access to neighbouring properties

The proposed alterations and additions will not have a detrimental impact on the adjoining properties or the locality.

The proposed alterations and additions are in keeping with Manly Development Control Plan 2013 and MLEP 2013.

There will be no effect on local fauna and flora.

As the proposed alterations and additions will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



View looking south ...existing screen hedging to 10 West St



View looking south east to subject property



View looking down the driveway. Existing roof to be squared off to allow for an upper floor addition



View looking up towards the street

SCHEDULE OF EXTERIOR FINISHES

1/10 West St Balgowlah

ROOF -----Colorbond roof – mid grey

WALLS -----White To match existing

Windows and doors -----to match existing