

Statement of Environmental Effects

For

Alterations and Additions to Residence

Location:

12 Dobroyd Rd, Balgowlah Heights

Owner:

Terry & Karen Reynolds

Prepared
July 2019

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1.0 INTRODUCTION

The Statement of Environmental Effects (SEE) to be read in conjunction with DA application documentation and Job Number 118 July 2019, drawings 01A - 14A inclusive.

Prepared by MRW Design on behalf of Terry and Karen Reynolds for the design and construction comprising alterations and additions to the existing residence at 12 Dobroyd Rd, Balgowlah Heights.

The SEE assesses the proposed development in relation to the following documents:

MANLY DEVELOPMENT CONTROL PLAN (DCP) 2013 AMENDMENT 11

Adopted on 16 July 2012

Commenced on 19 April 2013

Last Amended on 28 August 2017

Land Use Planning

Land Use & Sustainability Division

In conjunction with the

Manly LEP/DCP Working Group

MANLY LOCAL ENVIRONMENT PLAN (LEP) 2013

Current version for 28 August 2017

SECTION 79C OF ENVIRONMENTAL PLANNING and ASSESSMENT ACT, 1979

2.0 PROPERTY DESCRIPTION

12 Dobroyd Rd, Balgowlah Heights location.



Lot 28 DP 758044

Split level brick residence on north side of Dobroyd Rd, Balgowlah Heights.

Site Controls:

Zoning - R2 Low Density Residential.

Building Height 8.5m

The property is not listed in a heritage conservation zone.

It is not within Foreshore Protection Area.

3.0 SITE DESCRIPTION

Site is located on the low side of Dobroyd Road.

Site Area – 581.1m², 15.695m frontage to Dobroyd Road.

Site slopes 1:11 (8.7%) generally from the South at the frontage RL 70.15 to the North at the rear of the site at RL 66.88

Vehicular entry is located on the Southern boundary from Dobroyd Rd to an existing carport.

The site contains an existing split level brick dwelling with a Colorbond roof, ground floor FFL 69.68

Details of site are included on the survey plan prepared by Ensure Consulting Pty Ltd, number 190471 DE01A, dated 25.02.2019. As part of the DA submission documentation.



View of existing site from Dobroyd Rd – left 14 Dobroyd Rd, 12 Dobroyd Rd at centre, 10 Dobroyd Rd to the right.



Image of subfloor

4.0 LOCATION AND SURROUNDING ENVIRONMENT



Google maps view of 12 Dobroyd Rd, Balgowlah Heights.

The surrounding area comprises of 1 – 2 level residential dwellings on similar sized allotments. Many of the original single storey dwellings have been replaced with new and upgraded contemporary 2 story residences. With district views from the high side of Dobroyd Rd orientate toward the North. The area is undergoing significant redevelopment.

5.0 PROPOSED DEVELOPMENT

DA application as designed and documented by MRW Design for a new Parents Retreat on the 1st floor and associated staircase at the ground floor, and minor alterations to the lower ground floor to create a Rumpus room.



Photomontage of proposed new residence.

- Addition of an upper level parents retreat to existing single storey residence.
- North facing external balcony with privacy screens to both the east and western sides
- Minor alterations to ground floor to accommodate stairs to the parents retreat on the upper level.
- Removal of internal walls at the rear of the lower ground floor to create a Rumpus Room.
- Replacement of any remaining ground floor roof.

Site area	581.1m ²
FSR required /FSR Proposed	0.45.1 / 0.435

6.0 MANLY LOCAL ENVIRONMENT PLAN (LEP) 2013

Zoning - R2 Low Density Residential.

- The proposed additions will achieve the zone objectives and are consistent with the developing character of the precinct.
- The proposal is typical of dwellings within the locality and architecturally compliments other properties in the street to promote high standard of urban design.
- The site has always been used as a residential site and will continue as such.
- The setbacks will remain as existing
- The proposal maintains appropriate solar access to adjoining properties.
- The proposal does not unreasonably obstruct any significant views from private property or the public domain. See view images below from 11 Dobroyd Rd (page 6):



North west view from balcony of No 11 Dobroyd Rd



North view from
balcony of No 11
Dobroyd Rd



North east view from
balcony of No 11
Dobroyd Rd

Manly LEP 2013 – Part 4 Principle Development Standards

4.3 Building Height

Building complies with 8.5 height control.

4.4 Floor Space Ratio

FSR Proposed $253.09/581.1 = 0.435$

First Floor FSR 74.7m^2 , Ground Floor FSR 137.32m^2 , Lower ground FSR 40.67m^2 .

5.9 Preservation of trees or vegetation

The proposal will maintain any existing large trees on site.

6.4 Storm water management

All downpipes and stormwater will be connected to existing stormwater management system

7.0 MANLY DEVELOPMENT CONTROL PLAN (DCP) 2013

Manly DCP General Principles

3.1.1 Streetscape

The proposal recognises the predominant streetscape qualities, such as building form, scale, patterns, materials and colours and contributes to the character of the local area.

3.1.1.1 Complementary Design and Visual Improvement

The design proposal is compatible in scale with properties in the street and is sympathetic to the overall streetscape. The architectural design is intended to blend seamlessly with the existing property, in terms of scale and design and visual improvement.

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

- a) Refer to pictures on page 6 of views from 11 Dobroyd Rd to demonstrate that the proposal does not unreasonably obstruct any significant views from private properties.
- b) Use of obscure glass to all new windows on the West elevation to maintained privacy, and an external shutter on the window to maintain privacy on the East side.
- c) The proposed rear balcony includes privacy screens to the east and west to minimise overlooking and privacy to neighbouring properties. In addition existing significant trees and vegetation maintain privacy for neighbours to the North. See photos below:



Photo from the ground floor balcony at 12 Dobroyd towards the North



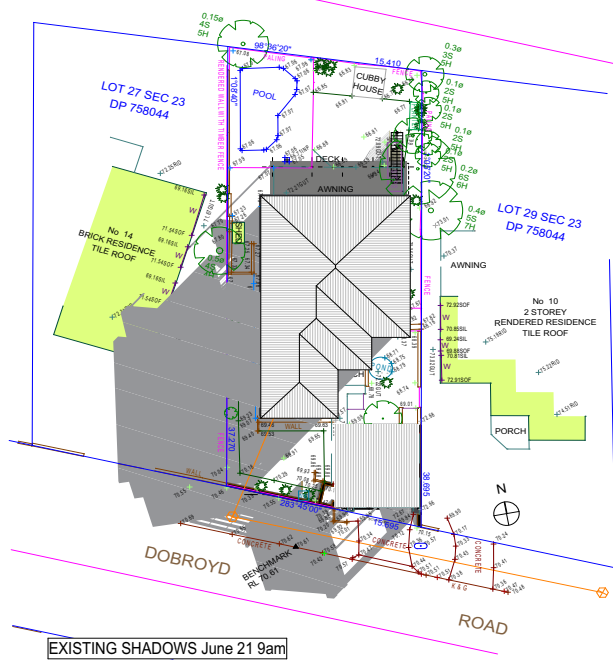
Photo from the ground floor balcony at 12 Dobroyd towards the North



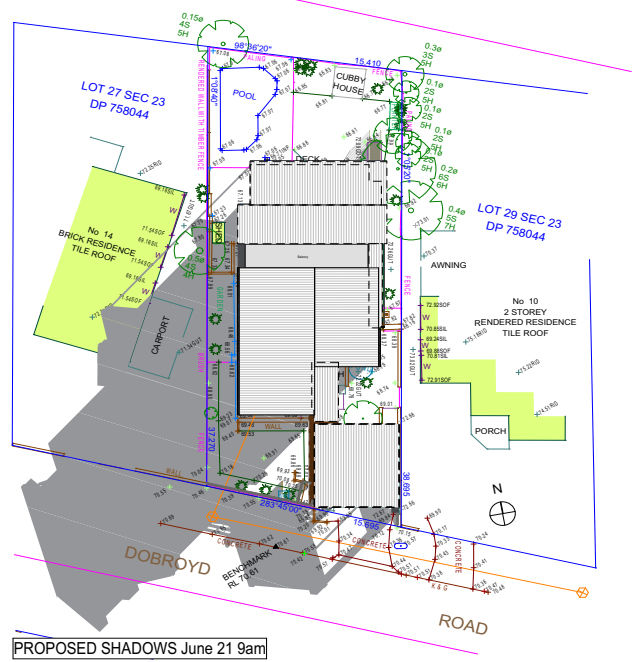
Photo from the ground floor balcony at 12 Dobroyd towards the North East

3.4.1 Sunlight Access and Overshadowing

- The proposal maintains adequate sunlight to penetrate the private open spaces and outdoor areas.
- The proposed ridge height is 75,875 RL and the proposed building height is 8.195m which maintains adequate sunlight to adjacent properties. Please refer to shadow diagrams below:

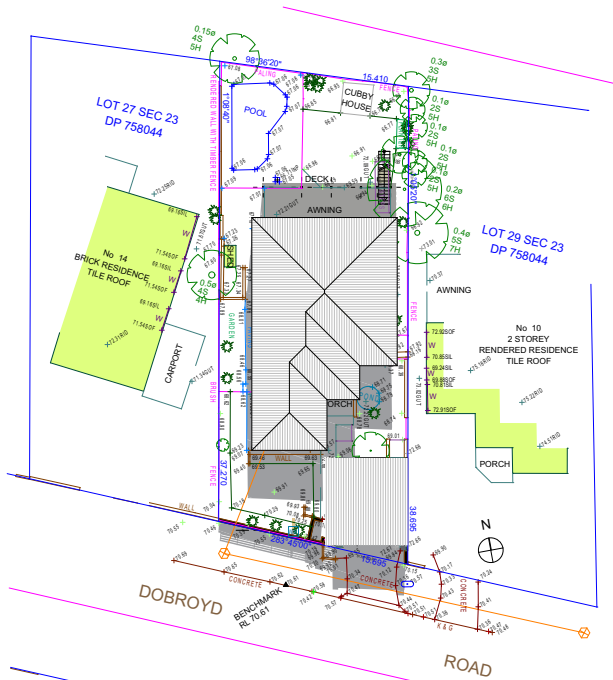


EXISTING SHADOWS June 21 9am

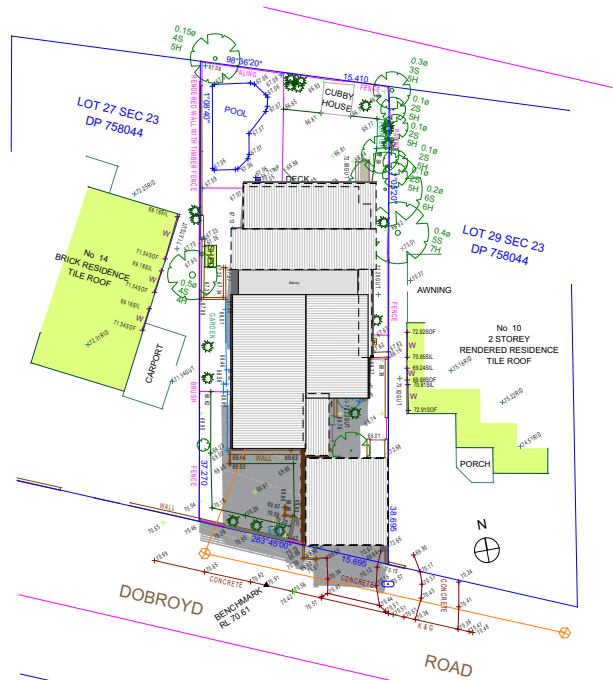


PROPOSED SHADOWS June 21 9am

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			VERIFY ALL DIMENSIONS ON SITE				



EXISTING SHADOWS June 21 12 Noon



PROPOSED SHADOWS June 21 12 Noon

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			VERIFY ALL DIMENSIONS ON SITE				



4.1.4 Setbacks

The side setbacks have been carefully considered to minimize the overshadowing to the neighbouring properties

First floor setbacks:

- South/ front setback - 7.075m as per existing
- West setback – 3.185m as per existing
- North setback – 18.195m
- East setback - 2.180m & 2.410m

4.1.4.1 Street Front setbacks b)

Where the setback is variable, the DCP states a minimum of 6m. The existing set back is 7.075m. Please refer to the image below for analysis of the overall street setbacks, to demonstrate that the proposal is in keeping with existing street setbacks.

