

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Development

Proposed Alterations & Additions to an Existing Dwelling

Client/s

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Address

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SITE DETAILS

The subject property identified as Lot 2 in D.P. 550821 known as 263 Sydney Road, Fairlight in the local Council area of the Northern Beaches. It is situated on the southern side of Sydney Road, with vehicular access from the rear street Hilltop Crescent and pedestrian access from Sydney Road. The site has a fall from the rear to the front of approx. 3.20m. The site is irregular in shape, with a frontage of 6.375m and a rear boundary of 6.30m. The existing dwelling is a single storey full brick semi-detached dwelling with a slate tile roof over the original portion of the home fronting Sydney Road and a colorbond roof over the rear portion of the home.

The subject site area is 253.2m² and zoned R1 Residential in the Manly LEP 2013 MAP LZN 003

Streetscape and Context

The subject site is located in a residential setting.

Sydney Road consists of a variety of differing dwellings. Developments within the immediate vicinity consist of single storey homes, residential flat building and residences with second storey additions. More recent development has incorporated changes in roof forms, roof materials and various textures on walls from painted brickwork to render and paint.

The original tiles utilised, have been more recently replaced with modern roof forms comprising of sheet metal finishes.

Street landscaping exists along Sydney Road.

PROPOSED WORKS

The proposal seeks to construct a first-floor addition over the existing ground floor dwelling. The first-floor addition is to be constructed in timber frame with weatherboard cladding. The adjoining party wall is to be extended to incorporate the first-floor addition and is to be constructed in brick veneer. The proposal seeks approval for two bedrooms, an ensuite and balcony facing into the rear yard. The balcony is 1300mm deep and is enclosed on both sides, with a privacy screen and a component of the extended party wall

Intensity of Use

The proposal maintains the site's existing single residential use and is therefore considered acceptable with regard to intensity of use.

Social/Economic

The proposal will have minimal social and economic implications.

Stormwater Management

Stormwater will be connected to the existing drainage infrastructure on the site, which drains to Sydney Road.

DEVELOPMENT STANDARDS AND GUIDELINE COMPLIANCE

Statutory Development Standards

Floor Space Ratio

Total site area	253.2m ²
Existing ground floor area	108.07m ²
Proposed first floor additions area	37.6m ²
Total floor area	145.7m²
Floor Space Ratio	0.575:1

Floor Space Ratio falls within Council requirements - (0.60:1)

Manly LEP 2013 – MAP FSR 003

Height of Building

Control	Within 8.5m building height from natural ground to eave
Proposed	Within 8.5m (see Elevations)

COMPLIANCE WITH DEVELOPMENT STANDARDS

Control	Standard	Existing	Proposed	Compliance
Max FSR	0.60:1	<0.60:1	0.575:1	YES
Max. Height	8.5m	>8.5m	>8.5m	YES

Private Open Spaces

Control	Min. 18m ²
Existing	>18m ²
Proposed	>18m ² No change

Non Statutory Standards

<i>Control</i>	<i>Standard</i>	<i>Existing</i>	<i>Proposed</i>	<i>Compliance</i>
Development within front setback	Consistent with street	Consistent with street	Achieved	YES
Min. side setbacks dwelling	1/3 of overall wall height	1030 GF N/A FF	Variable	NO (see below)
OSD	-Total impervious area of no more than 35% or 250sqm	<250sqm	-242sqm, less than 250sqm	No OSD Required

Side Set-Back Non-Compliance

A variation to the side setback control is considered appropriate, as the development remains consistent with the objectives of the control, despite the variation, as addressed below:

The design of the proposed alterations and additions have been considered against Council's controls. It is noted from the proposal that all habitable rooms, including the ensuite have been setback the required distance from the side boundary, by adhering to Council's 1/3 of overall wall height control. The minor non-compliance is depicted in the stairwell wall.

Housing of this nature is inherently restrictive due to the overall width of the dwelling. With very little space for our clients to increase and improve the habitable areas on the ground floor, access to the proposed first floor addition via the staircase has resulted in a wall setback of 1195mm from the side boundary. It is noted that this wall does not have any windows facing the side boundary.

Further to this, the two windows designed in both the Mastered bed and Bed 3 are of a highlight specification to avoid any privacy concerns from the neighbouring property.

Council's objectives are detailed below and comments have been provided in respect of the side set back non-compliance.

1. To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Comment

The design ensures the amenity of neighbours will be retained and the streetscape view will be complementary to the desired character for the location.

2. To ensure and enhance local amenity by:

- providing privacy;
- providing equitable access to light, sunshine and air movement; and
- *facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.*
- *defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and*
- *facilitating safe and adequate traffic conditions including levels of visibility around corner lots at the street intersection.*

Comment

As described above, the design of the dwelling ensures privacy and solar access is maintained for both the subject site and the adjoining properties. There will be no view impacts and the proposal will remain consistent with the residential density in the locality.

3. To promote flexibility in the siting of buildings.

Comment

Flexibility in the application of the side setback control is considered appropriate, in this case, as the development is designed to work with the siting of the existing dwelling, to create a more functional layout for the residents.

4. To enhance and maintain natural features by:

- accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;
- ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and

Statement of Environmental Effects

263 Sydney Road, Fairlight

- ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.

Comment

The proposed side setback variation will have no impact on the landscaped area in this location and does not require the removal of any trees.

5. To assist in appropriate bush fire asset protection zones.

Not relevant. The subject site is not bushfire prone land.

It is concluded that the proposed minor non-compliance variation will have no impacts on neighbouring properties and remains consistent with the objectives of this clause, despite this non-compliance.

Variations to Side Setbacks in Residential Density Areas D3 to D9

This clause allows for the consideration of variations to the side setback. The proposed minor non-compliance is considered appropriate as it largely retains the existing side setback in this location and allows the streetscape view to be complementary to the location.

Parking & Access

Vehicular access to the site is from the existing driveway to the rear of the house via Hilltop Crescent.

Acid Sulphate Soils

The subject site is classified Class 5 in the Manly Local Environmental Plan 1988. No Ground works are proposed for the residence.

Site Management

The site will be fenced. Warning signs advising of the dangers will be posted in a highly visible location. Access to proposed first floor additions will be via a ramp.

The ramp will be constructed within site boundaries. A lockable gate will be provided to the ramp.

Areas on site will be allocated for materials and waste. All waste will be separated prior to loading for disposal.

Waste Disposal Arrangements

General domestic waste arrangements will continue unaltered as a result of the proposal.

Construction waste will be generated as a result of the proposal and will be disposed of as detailed in the Waste Management Plan submitted with this application.

Fences

Existing fencing will remain. Construction fencing will be installed for the construction period only.

Noise Impact

The proposed development will not result in any adverse noise impacts on surrounding properties.

Traffic

Due to the nature of the proposed works it is not considered that the proposal will result in a major increase of traffic or be a generator of traffic.

Services

As services required are currently available on site, there is no proposal to extend or provide new services to the dwelling. All connections will be to existing services.

Erosion and Sediment Control

Due to the nature of works, it is not considered that the proposal will result in erosion on the site. General dust control measures will be put in place during construction.

Solar Access

As detailed on the shadow diagrams submitted with this application, it is evident that the additional shadows cast would create minimal adverse impact over and above the existing situation with the neighbouring private open spaces, living and outdoor recreation areas.

Stormwater

It is proposed to connect new downpipes to the existing storm water system on site. The existing downpipes connect to uPVC storm water lines which discharge to an existing stormwater outlet on Sydney Road.

263 Sydney Road, Fairlight

It should be noted that there is no known history of flooding on the subject property or any nuisance flooding caused from this property to any of the adjoining properties.

Access of Views and Privacy

The proposal has been designed with view sharing in mind. The proposed works do not impede on views enjoyed by neighbouring properties.

Throughout the design process, visual and acoustic, as well as access of views was a prime consideration, resulting in no impact on adjoining neighbours and our clients' own amenity.

Conclusion

Significant time and consideration during the design process has resulted in a concept that will have minimal impact on the amenity of surrounding homes while allowing for an increase in living areas required by the owners of the property. We believe that whilst there is a minor transgression in the controls stipulated by Council within this proposal, it is our opinion that the project has been designed and specified in a manner to minimize bulk and scale and consequently lessen the impact on the adjoining properties.