

# STATEMENT OF ENVIRONMENTAL EFFECTS

## Proposal: Alterations & Additions, and New Upper Floor Extension to an Existing Dwelling.

At: 23 Dobroyd Rd, Balgowlah Heights.

For: Mark & Alanna Valerio.

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## 1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 23 Dobroyd Rd, Balgowlah Heights. This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

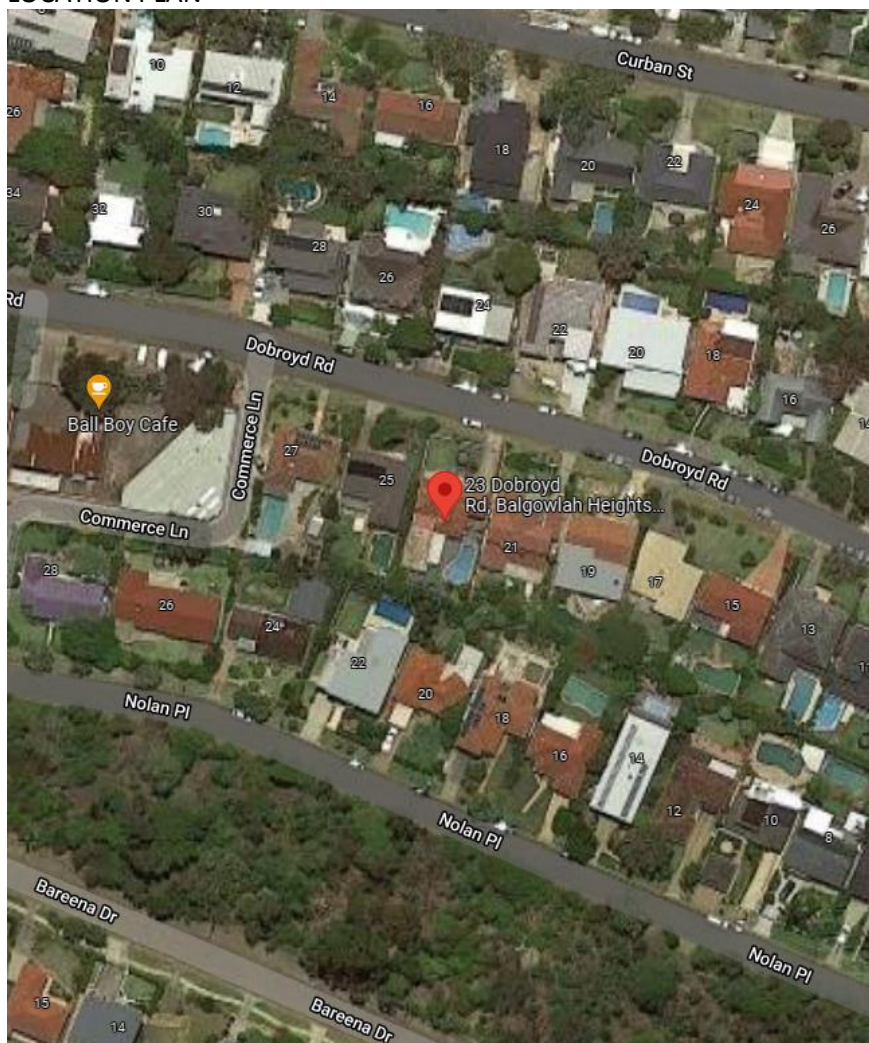
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the northern side of Dobroyd Rd in the residential neighbourhood of Balgowlah Heights.

Address: 23 Dobroyd Rd, Balgowlah Heights

LOCATION PLAN



### 2.2 Local Authority

The local authority for this site is:  
Northern Beaches Council (Warringah)  
Civic Centre, 725 Pittwater Road,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

### **2.3 Zoning**

12/28/DP758044 known as 23 Dobroyd Rd, Balgowlah Heights, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

### **2.4 Planning Controls**

Planning controls used for the assessment of this Development Application are:

Manly Local Environment Plan 2013

Manly Development Control Plan 2013

### **2.5 Context and Streetscape**

The house is situated in a street that is characterized by large trees and various style homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the properties in the street have a mix of trees and small shrubs. The property is a single storey dwelling with garage under with housing directly opposite. Houses in the street are mainly single and double storey and of a similar style.

The locality is considered a low density area. An important characteristic and element of Manly significance as a garden suburb, is the garden setting of its houses, and the flow of garden space around and between its houses.

### **2.6 Existing Areas of the Dwelling**

The site has an existing single storey dwelling with a garage under and parking area to the front.

### **2.7 Existing off street parking**

There is parking a car on the existing parking area to the front. There is no necessity for street parking.

### **2.8 Existing Landscaping**

The landscaping to the existing property is low to medium. There are small trees & gardens along the front of the dwelling & side boundaries with grassed areas to the front & rear. The existing landscaping is to be maintained for this development.

## **3 THE PROPOSAL**

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will be proposed as a double storey building with car parking under and to the front. The appearance & bulk of the building is keeping in with the surrounding properties. The proposed works provide a new front porch area and, a new upper floor and a part rear/side extension. Internal layout reconfiguration is proposed along with a side addition to provide improved accessible circulation that extends onto a proposed rear deck, alfresco & pool area. The new upper floor presents a consistent layout of new bedrooms and a living area to keep in a new modern hamptons look. The objective of this application is to provide the clients the required space for a family of 5. The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb. The proposal will not change the perceived landscaped setting of the streetscape.

### **3.1 Features of the Proposal**

**Externally the proposal encompasses:**

- New roof & porch to the front.
- New upper floor with balcony.
- New rear /side addition, deck & alfresco.

**Internally the proposal encompasses:**

- New living, dining, laundry, bathrooms, bedroom to the existing ground floor area and a new upper floor with bedrooms, living & bathrooms and home study.

**3.2 Present and Future uses of the Residence**

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

**3.3 Purpose for the additions**

The new proposal provides better provision for living space for the residents whilst maintaining the bulk of the dwelling that is fitting for the Manly area. The proposal maximizes the available area of land to the front of the property whilst providing a new upper floor so that ground floor addition is minimal aiming to keep existing built form as much as possible.

**3.4 Materials and finishes proposed to be used**

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials.

Please see Materials & Finishes Colour Schedule.

**3.5 Height**

The height of the new development will exceed the max. height allowed of 8.5m, given the minimum requirements desired for roof height and roof pitch, we require 8940mm. But it will not cause a detriment to the over streetscape. Please see the Report required to address Clause 4.6 Exception to Development Standards statement which addresses the non-compliance with Clause 4.3 - Building Height.

**3.6 Site Controls**

Site Area: 594.4m<sup>2</sup>

Required Open Space: 55% (35% soft) = 327m<sup>2</sup> (115m<sup>2</sup> soft)

Proposed Open Space = 402.96m<sup>2</sup> (67.79%) (197m<sup>2</sup> soft)

Density sub zone 5: 1 unit per 500m<sup>2</sup> Allowable FSR: 0.45:1 (267m<sup>2</sup>)

Proposed first floor area: 99.48m<sup>2</sup> Ground floor area: 190.21m<sup>2</sup> Existing Garage: 40m<sup>2</sup>

Total proposed floor area: 329.69m<sup>2</sup>

Proposed FSR: 0.38:1

Height Subzone 1.

Site Gradient: gentle slope 1:9

Max Wall Height allowable: 7.4m Wall Height Proposed: 7.4m

Max roof height allowed: 3m. Roof Height Proposed: 1325mm

Overall height allowed: 8.5m. Overall Height Proposed: 8940mm

Please see the Report required to address Clause 4.6 Exception to Development Standards statement which addresses the non-compliance with Clause 4.3 - Building Height.

**3.7 Setbacks and Siting**

Front Setback (first floor): 11280mm

Rear setbacks (first floor): 14745mm

Wall Height (East): 7400mm Wall Height (West): 6965mm

Side Setbacks: (first floor): 1.8m (east) 1.8m (west)

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties. The front landing & stairs are clear of the front setback which is to be used for access & does not impact neighbouring properties. Timber construction is to be used to prevent the structure from being visually dominant to the streetscape. The rear/side addition, rear deck & alfresco enclosure are all clear of setbacks.

### ***3.8 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that access to Dobroyd Rd is to be maintained with the proposed works to the front of the property to improve access to & from the dwelling to the hardstand parking area.

The proposed development will have no detrimental impact on traffic flow. The proposed development includes the existing provision of two car spaces.

### ***3.9 Privacy, Views and Outlook***

The proposed works will have minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions addresses overlooking into neighbours' living areas and recreation space by providing substantial separation to neighbouring dwellings.

### ***3.10 Solar Access and Overshadowing***

The site slopes from the north to south. The proposed additions do not cause detriment and shadowing & impact to the neighbouring properties is contained as best possible. The proposed additions are in keeping with other double storey dwellings in the area.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The new front & rear decks maintain the acoustic privacy to neighbours on the adjacent properties. The proposed is considered that this layout does not produce noise that would impact the neighbouring properties out of the normal residential dwelling living format.

### ***3.12 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from the new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

Please see report.

## **4 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

### ***4.1 Orientation***

The additions have been designed to make maximum use of the existing access locations & topography of the property.

### ***4.2 Waste Management***

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been maintained for in the front and side yard.

Please see report.

#### ***4.3 Siting and Setback***

Manly is noted for the uniformity in construction and site coverage. Most houses are free standing with the car access to the front or underneath. House along Dobroyd Rd has good examples of this in that it has all its car parking to the front minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & adjacent properties. The new works to the front, side, rear and uppers area of the property follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

#### ***4.4 Development on Sloping Land***

There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for post footings with minimal disturbance of soil. Please see report.

#### ***4.5 Building Form***

Residential buildings in Manly are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The dwelling style is to be maintained throughout the development with the existing roof form to be altered to provide a uniform roof structure & compliment the building form with a traditional pitched roof & gables.

#### ***4.6 Roof Form***

Roofs of this period are usually quite simple and accentuate the double storey scale of the house. The existing metal sheet roof as well as front sheet metal flat roof & rear roofs are proposed to be removed & replaced with a series of flat, pitched roofs with gables for this development, all as metal sheet roofing. The proposed roof is to provide a traditional roof design that is also functional for shelter from the elements.

#### ***4.7 Walls***

Walls are to be maintained for this development with the rear addition to use cladded timber framed walls in keeping with the existing exterior walls for a consistent finish. The new walls are of a lightweight nature, keeping in with existing render and weatherboard design.

#### ***4.8 Windows and Doors***

Ground Floor windows & doors are to be replaced (from metal to aluminium) for this development with new aluminium frames to the upper floor.

#### ***4.9 Garages and Carports***

The freestanding houses in Manly allowed for the cars to drive to the front of the house to a parking facility. This development maintains the use of the existing hardstand/driveway to the existing garage.

#### ***4.10 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please see Materials & Finishes Colour Schedule.

#### ***4.11 Fences and Gates***

Fences & gates are to be maintained for this development.

#### **4.12 Garden Elements**

Garden elements are to be maintained for this development.

The landscaped area has been maintained to provide as much garden area as possible.

### **5 CONCLUSION**

#### **5.1 Summary**

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 23 Dobroyd Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Manly. The proposed design solution provides access & additions to the private residence that is both architecturally and environmentally responsive to the needs of the site, the personal requirements of the family and local community. The new works combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

*Regards,*

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