

# Statement of Environmental Effects

## ALTERATIONS AND ADDITIONS

### 22 TABALUM ROAD, BALGOWLAH HEIGHTS

Prepared by  
Beecraft P/L  
6A Larool Road  
Terrey Hills  
NSW 2084  
P. 9450 1530

## Introduction

This Statement of Environmental Effects accompanies details prepared by Beecraft P/L Drawing Reference No. 03-19- TAB sheets 1, 2, 3A – 11A dated March 2019. 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.

This application supersedes a previous Development Application (DA2019/0772) which was withdrawn to allow modifications to be made to satisfy Council issues.



Aerial View of subject property and surrounding area

## Property Description

The subject allotment is described as 22 Tabalum Road, Balgowlah Heights being Lot 3 Section 59 in D.P.758044

## Site Description and Existing Residence

The site is a 624.3m<sup>2</sup> residential block, located on the eastern side of Tabalum Road.

The block is rectangular in shape with a road frontage of 17.07 metres and depth of 36.575 metres. The property backs onto Sydney Harbour National Park.

Natural surface falls from front to back averaging approximately 19% over the footprint of the residence and front yard. The rear yard is relatively flat.

The existing residence (front deck) is located 7.1 metres from the front boundary and is a two storey split level brick structure with a pitched tile roof. There is a single attached garage on the southern side at the rear of the house. At the front there is an elevated timber deck at ground floor level extending across the width of the house. At the rear there are covered decks extending across the house that join with the garage. In the southeast corner of the rear yard there is a detached studio building with a small timber deck extending between it and the garage. There is an in-ground swimming pool on the northern side boundary with a narrow paved area at the rear.

The remainder of the back yard is established with lawn. The front yard is established with thick vegetation amongst exposed rock faces with several mature palm trees in the northwest corner. The adjoining properties on either side contain two storey rendered brick residences with pitched tiled roofs and are located in the same general building zone as the subject residence. For details of the subject and adjoining properties refer to Survey Plan by CMS Surveyors Drawing Reference 16775.



Looking at No.22 from Tabalum Road



Looking at rear of residence



Looking towards No.24





Looking at existing garage



Looking at studio in rear corner of yard

## Proposed Works

### Ground Floor

- Extend residence at rear onto existing deck and reformat inside space to create new open plan kitchen, dining and living area with walk in pantry and laundry.
- Raise and rebuild existing roof over rear deck to integrate with new addition.
- At front of house widen existing deck.
- Raise existing garage roof.

### First Floor Level

- Construct bedroom and covered deck addition off front of residence.
- Reformat existing bedroom space to create new walk in robe.
- Extend and refurbish existing ensuite.
- Install new doors to existing living room to provide access to new covered deck.
- Install privacy screen to existing deck off northern side of bedroom.

## **Environmental Planning Instruments – Section 79C (1)(a)(i) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2000 (SREP) SHC))**

The subject property is identified within the Sydney Harbour Catchment Map. Therefore the provisions of this instrument apply to the subject development.

Clause 2 of SREP (SHC) details the aims of the Plan. The aims relevant to this proposal are:

- (a) To ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained.*
  - (i) as an outstanding natural asset, and*
  - (ii) as a public asset of national and heritage significance for existing and future generations*
- (b) To ensure a healthy, sustainable environment on land and water.*
- (c) To achieve a high quality and ecologically sustainable urban environment*

It is considered that the proposed works to the existing dwelling will not unduly increase its bulk and scale. The property is located a substantial distance from the harbour foreshore and not readily seen. We submit the completed structure will be compatible to surrounding two storey development.

## **Manly Local Environmental Plan 2013 (MLEP 2013)**

The following principles are relevant to the consideration of the application:

### **Part 2 Permitted or Prohibited Development**

#### **2.1 Land use zones**

The subject property is located within Zone E3 Environmental Management under the provisions of MLEP 2013.

#### **2.3 Zone objectives and Land Use Table**

The type of alterations and additions proposed within this application is permissible with consent as per the Land Use Table within MLEP 2013.

### **Part 4 Principal Development Standards**

#### **4.3 Height of Buildings**

As per the Height of Buildings Map accompanying MLEP 2013 the property falls within Area I which restricts buildings to a maximum height of 8.5 metres. All new structure is maintained below 8.5 metres.

#### **4.4 Floor Space Ratio**

As per the Floor Space Ratio Map accompanying MLEP 2013 the site is subject to a maximum floor space ratio of 0.40:1. Gross floor area within the dictionary attached to MLEP 2013 is described as:

*gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*

- (a) the area of a mezzanine, and*
- (b) habitable rooms in a basement or an attic, and*
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,*  
*but excludes:*
  - (d) any area for common vertical circulation, such as lifts and stairs, and*
  - (e) any basement:*
    - (i) storage, and*
    - (ii) vehicular access, loading areas, garbage and services, and*
  - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
  - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and*

- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

The development will result in a compliant floor space ratio of 0.357:1 calculated as follows:

Site Area.....	624.3
Ground floor excluding basement storage.....	123.4
First Floor.....	72.0
Garage.....	15.6
Studio.....	23.7
Gross Floor Area excluding garage.....	219.1

## **Part 6 Additional Local Provisions**

### **6.1 Acid Sulfate Soils**

The subject site is not identified as being within an Acid Sulphate Soils area.

### **6.4 Stormwater Management**

The property falls to the street where the sites existing stormwater pipework is directed and discharged. All new roofing will be connected to the existing stormwater system.

The development results in an increase in built upon area of only 6.5m<sup>2</sup>.

### **6.8 Landslide Risk**

The subject property is not identified on Council's LEP mapping as being landslide risk and is also not identified on Council's DCP Mapping as being within a G1 landslip potential zone.

### **6.9 Foreshore Scenic Protection Area**

Refer to comment above under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2000 (SREP) SHC))

## **Manly Development Control Plan 2013 (MDCP 2013)**

### **3. General Principal of Development**

#### **3.1 Streetscapes and Townscapes**

The surrounding area comprises predominately of two storey residences. Most structures are of brick construction commonly rendered and painted. The alterations and additions to the existing two storey dwelling are relatively modest. ***The proposed work to the front of the residence will be screened extensively from street view by existing trees and vegetation within the front yard and will not therefore impact unduly on the broad streetscape. We submit that the changes to the front of the residence will provide architectural interest and articulation to what is currently a flat and aged façade and will therefore where visible contribute positively to the streetscape and the surrounding area where build quality is generally of a high standard.***

#### **3.3 Landscaping**

The proposed works do not require the removal of any trees or significant vegetation. The existing thickly vegetated front yard including several mature trees will continue to be the dominant element within the streetscape with the proposed additions to the front of the residence screened extensively from view.

#### **3.4.1 Sunlight, Access and Overshadowing (refer to sheets 9 - 11)**

The properties along this part of Tabalum Road are orientated on an east / west axis.

The adjoining property to the south No. 20 will be the only property affected by additional shadow. As detailed on the accompanying shadow plans the impact on this property is minimal with no windows or primary living spaces affected by additional shadow.

### **3.4.2 Privacy**

There will be no additional cross-viewing opportunities from new structure at the rear which is at ground level. Existing fencing and vegetation within No.24 prevents overlooking into that property while the subject properties garage prevents overlooking towards No.20.

Additions at the front of first floor will have no new windows directed towards adjoining residences. New windows and decking at the front of the residence will take advantage of distant views to Middle Harbour and will be set forward enough to prevent any direct cross-viewing into adjoining residences windows.

### **3.4.3 Views (Refer to Site Plan for view corridors)**

The existing outlook from the rear of adjoining properties onto the National Park will not be affected by new structure.

Existing views towards Middle Harbour at the front of adjoining residences will also be unaffected by new work. We note that in the case of No.24 potential views towards Middle Harbour are currently hindered by existing vegetation within the front yard of No.22 and the new bedroom addition is clear of that potential view corridor.



Potential line of sight to Middle Harbour

### **3.5.1 Sustainability**

New structure at ground and first floor levels will incorporate generous areas of glazing to ensure natural light and ventilation is maximised reducing the need for artificial lighting. Where required glazing will be adequately shaded to minimise heat transfer into the building. New walls and ceilings will be insulated to minimise heating and cooling loads. Water efficient fittings will be installed into new bathrooms to minimise water usage. A Basix Certificate outlining these energy and water commitments accompanies this application.

### **3.7 Stormwater Management**

Refer to Clause 6.4 under MLEP 2013 above for comment.

### **3.8 Waste Management**

A Waste Management Plan accompanies this application outlining management of construction waste.

## **4. Residential Development Controls**

### **4.1.2 Height of Buildings**

**(Incorporating Wall Height, Number of Storeys and Roof Height)**

#### **4.1.2.1 Wall Height**

The natural surface fall along the north elevation is approximately 1 in 7 allowing for a maximum wall height of 7.35 metres. The maximum height of new walling along this elevation will be 6.9 Metres.

The natural surface fall along the north elevation is approximately 1 in 5 allowing for a maximum wall height of 7.7 metres. The maximum height of new walling along this elevation will be 7.5 Metres.

#### **4.1.2.2 Number of Storeys**

The residence will remain a two storey structure.

#### **4.1.2.3 Roof Height**

New roofing will be flat with a 2 degree pitch resulting in a maximum height of new roofing of approximately 250mm. Both figures conform to the numerical requirements of this control.

#### **4.1.3 Floor Space Ratio (FSR)**

Refer to Clause 4.4 under MLEP 2013 above for comment.

#### **4.1.4.1 Front Setback**

The objectives of this clause are as follows:

- a) *Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.*

Comment: Setbacks to residences along both sides of Tabalum Road vary widely from approximately 6 to over 10 metres. There are not many examples of residences maintaining a consistent setback for any more than three or four houses in a row. The houses on either side of No.22 have setbacks of 12.1metres (No.20) and 8.2 metres (No.24). The next houses along have setbacks of 7.5 metres (No.18) and 12 metres. These figures demonstrate that within the immediate vicinity of the subject residence there is no consistent setback and is typical of the streets character and setback pattern. As part of the modifications made to the previous withdrawn application the setback to the first floor bedroom addition has been increased from 6 metres to 7 metres. The proposed covered deck at this level remains with a 6 metre setback. The existing deck at ground floor that is to be extended will match the first floor deck setback of 6 metres.

- b) *Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.*

Comment: Proposed setbacks as outlined above comply with the minimum numerical setback requirement and will not impact on existing vegetation at the front of the property. As discussed in Clause 3.1 the front yard contains thick mature vegetation which provides a natural screen to the residence. As a result the residences relationship to the front boundary and adjoining residences is not easily distinguishable.

- c) *Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.*

Comment: Not applicable. The development in the street is predominately two storey.

- d) *Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.*

Comment: Refer to (a) above for comment regarding proposed decks.

As discussed above we submit that the proposed setbacks to new structure at the front of the residence meet the objectives of this control and will not result in any unreasonable impact on the properties existing front setback area or the pattern of built form within the street. The proposed setback is within the varying range of setbacks that exist up and down and on both sides of the Tabalum Road.

#### **4.1.4.2 Side Setbacks**

North - Maximum wall height 7.35 metres. Proposed setback 3.1 metres. Required 2.45 metres.

South - Maximum wall height 7.5 metres. Proposed setback 3.3 metres. Required 2.5 metres.

The generous setbacks to side boundaries will ensure the current spatial separation between residences is maintained and that any visual, shadowing or privacy impacts are minimised.

#### **4.1.4.4 Rear Setback**

Proposed setback 14.15 metres. Required 8 metres.

#### **4.1.5 Open Space and Landscaping**

The property is located in Area OS4

##### **4.1.5.1 Minimum Residential Total Open Space >3m**

Required open space.....(60%) 374.6m<sup>2</sup>

Proposed .....(61.4%) 383.4m<sup>2</sup>

Includes elevated decks at ground and first floor as per

Clause 4.1.5.1 (b) iii) of Manly DCP 2013

##### **4.1.5.2 Landscaped Open Space**

Required landscape open space ..... 149.8m<sup>2</sup>

Proposed ..... 189.6m<sup>2</sup>

##### **4.1.5.3. Principal Private Open Space**

Minimum area of principal open space for a dwelling is 18m<sup>2</sup>.

The property provides over 250m<sup>2</sup> of private open space within the rear yard alone.

#### **4.1.6 Parking, Vehicle Access and Loading**

The existing parking arrangement on site will not alter with a single vehicle accommodated within the existing garage and another on the driveway in front of the garage.

#### **Conclusion**

The principle objective of the proposed works is to enlarge and improve primary living spaces at the rear of ground floor and enlarge the existing master bedroom suite at first floor in addition to creating a new outdoor living space in the form of a covered deck off the living room at that level. We propose the development as detailed in the accompanying drawings and described above will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments.

We therefore request the issue of Development Consent under the delegation of Council.