

STATEMENT OF ENVIRONMENTAL EFFECTS

11 HILLTOP CRESCENT, FAIRLIGHT

**CONSTRUCTION OF ALTERATIONS AND ADDITIONS TO
AN EXISTING DWELLING**

**PREPARED ON BEHALF OF
Mr & Mrs McEncroe**

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1. INTRODUCTION

This application seeks approval for the construction of alterations and additions to an existing dwelling on Lot B in DP 306034 which is known as **No. 11 Hilltop Crescent, Fairlight**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Manly Local Environmental Plan 2013.
- Manly Development Control Plan 2013.

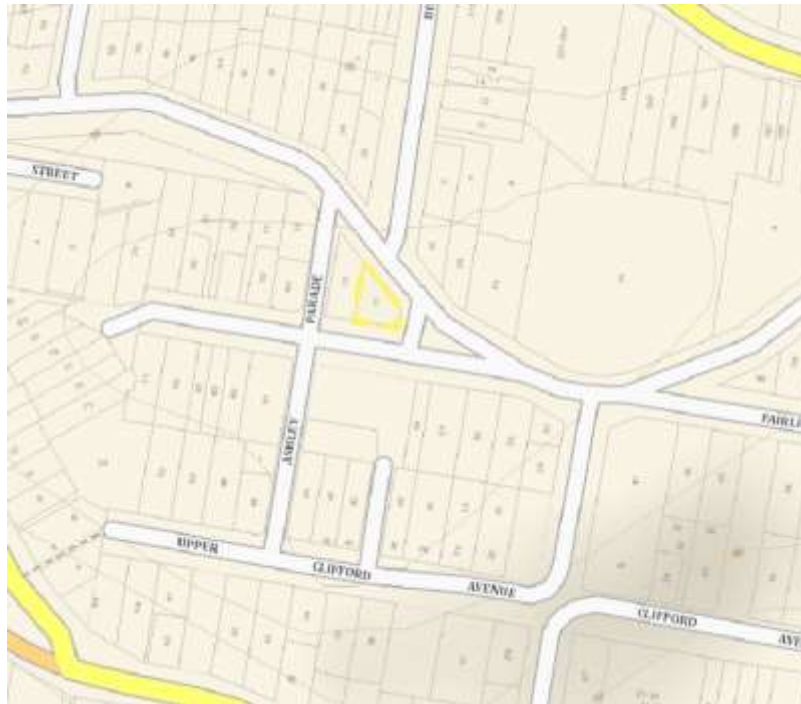
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Stutchbury Jaques Pty Ltd, Ref No. 10985/20 and dated 21/10/2020.
- Architectural Plans prepared by All Australian Architecture, Issue E and dated 24 February 2021.
- Concept Stormwater Management Plan and Hydraulic Design Certificate prepared by Peninsula Consulting Engineers, Job No. 20-1203, Issue A and dated 18/12/2020.
- Waste Management Plan.
- BASIX Certificate #A399351 and dated 10 February 2021.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

3. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot B in DP 306034 which is known as No. 11 Hilltop Crescent, Fairlight. The site is a triangular shaped allotment bounded by Hilltop Crescent to the north and Fairlight Street to the south. The site has an area of 396.8m², with the northern boundary having a frontage of 28.88m to Hilltop Crescent and the southern boundary having a frontage of 21.64m to Fairlight Street. The locality is depicted in the following map:



Site Location Map

The property has a slope generally from the southeast corner (RL66.78) towards the northwest corner (RL63.81) on Hilltop Crescent. The site currently comprises a rendered brick and tiled roof dwelling with garage under. The dwelling and garage are orientated towards Hilltop Crescent. Given the unusual allotment shape and reduced allotment size, the dwelling provides reduced setbacks to the street frontages. A low rendered fence is erected along the northern boundary fronting Hilltop Crescent, with a masonry and timber picket fence with a height of approximately 1.8m extending along the eastern and southern boundaries.

The site is depicted in the following photographs:



View of Site from Hilltop Crescent



View of site from the east

The existing surrounding development comprises a variety of single detached dwellings, multi-unit housing and residential flat buildings. The existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

4. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to the existing dwelling including new first floor. The proposed additions will be constructed of external clad walls and a colorbond metal roof.

There are no changes proposed to the existing garage level. At ground floor alterations are proposed to the eastern side of the dwelling to provide a more open and functional floor plan and improving access to a new outdoor deck and private open space. The additions at this level provide for a setback of 1.615m to Hilltop Crescent (existing setback is 1.445m) and a setback of 1.828m from the wall of the additions to the Fairlight Street frontage. The existing setbacks to the eastern and western boundaries are not encroached.

The proposal provides for a new first floor level. This level provides for a setback of at least 3.696m to Hilltop Crescent, as measured from the wall. A setback of 1.37m is provided to the frontage boundary Fairlight Street and a setback of 1.45m to the western boundary.

The proposal provides for all collected stormwater to be discharged to the street gutter in Hilltop Crescent as detailed in the Concept Stormwater Management Plan prepared by Peninsula Consulting Engineers.

The proposal results in the following development indices:

Site Area:	396.8m ²
Floor Space Ratio:	238.04m ² or 0.6:1
Existing Open Space:	145.35m ² or 36.63%
Total Open Space:	147.7m ² or 37.2%
Landscaped Area:	91.4m ² or 61.88% of open space

5 ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Manly Council.

5.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply to the proposed development.

5.2 Manly Local Environmental 2013



Extract of Zoning Map

The subject site is zoned R1 General Residential. The objectives of the R1 Zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Dwelling alterations and additions are permissible use in the R1 General Residential zone with the consent of Council.

The following numerical standards are applicable to the proposed development:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height	8.5m	8.185m	Yes
Clause 4.4 Floor Space Ratio	0.6:1	238.04m ² or 0.6:1	Yes

There are no other specific clauses that specifically relate to the proposed development.

4.3 Manly Residential Development Control Plan 2013

The Manly DCP 2013 applies to all land where the LEP applies. Therefore, the DCP applies to the subject development.

Part 3

Part 3 provides general principles applying to all development and Part 4 outlines development controls for specific forms of development including residential. The relevant provisions of **Part 3** are summarised below:

Clause 3.1.1 – Streetscape (Residential Areas)

The site is bounded by Hilltop Crescent to the north and Fairlight Street to the south. These streets are characterised by a mix of single dwelling housing, multi unit housing and residential flat buildings. The existing dwelling is relatively modest in comparison. The proposed additions provide for a new upper level and comply with the maximum height and FSR controls. The resultant development is considered to be compatible with the existing streetscape.

Clause 3.3 - Landscaping

The works do not require the removal of any vegetation and the proposal maintains reasonable landscaping on site which complies with the Landscape Area controls of this DCP.

Clause 3.4 - Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

The objectives of the clause are noted as:

- Objective 1) To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties.*
- Objective 2) To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.*

It is suggested that the works will achieve these objectives as:

- The proposal provides for additions to the existing dwelling with the new first floor level providing for bedrooms, bathroom and study. All high use living areas remain on the ground floor. The only window on the western side elevation serves a bathroom, with this window being obscured and well setback from the common boundary with the adjoining property.
- All private open space remains on the eastern side of the dwelling which is well separated from all adjoining properties.
- Given the topography of the site and surrounds the proposal does not obstruct any views from surrounding properties or from the public domain.
- The materials and finishes are lightweight and compatible with the existing surrounding development and will not detract from the character of the locality.
- Given the orientation of the allotment the proposal will continue to maintain at least 3 hours of solar access to the surrounding properties.

Clause 3.7 - Stormwater Management

All collected stormwater will be discharged to the street gutter in Hilltop Crescent as per the Concept Stormwater Management Plan prepared by Peninsula Consulting Engineers.

Part 4

The following numerical provisions of **Part 4** are considered relevant to the proposal:

Clause/ Design Element	DCP Requirement	Compliance/Comments
Residential Density & Subdivision	Density Area D3 – 1 dwelling per 250m ²	Yes Site area is 396.8m ² and no additional dwellings proposed.
Floor Space Ratio	Refer to LEP 0.6:1	Yes Proposal provides for floor area of 238.04m ² or 0.6:1.
Wall Height	Height – 6.5m	Yes Proposed wall height is 6.5m
Number of Storeys	Two Storeys	Yes Two storey with existing lower level garage
Roof Height	2.5m above wall height	Yes
Parapet Height: 600mm above wall height.	600mm above wall height	Not applicable

Clause/ Design Element	DCP Requirement	Compliance/Comments
Maximum Roof Pitch	35°	Yes Roof pitch is 27 degrees.
Building Setbacks	<p>Front Setback – Min. 6.0 metres or consistent with neighbouring.</p> <p>Secondary setback – same as side boundary setback</p> <p>Side Setback – 1/3 of the height of wall.</p> <p>Rear Setback – Minimum 8.0 metres</p>	<p>The proposal provides for setbacks ranging from 1.615m to Hilltop Crescent and 1.2m to Fairlight Street. However, it is considered appropriate in this instance for the following reasons:</p> <ul style="list-style-type: none"> • The site is an unusual triangular shaped allotment bounded by public roads to the north, east and south. Complying with the street setback requirements of the DCP would not permit the site to be developed. • The additions have been designed to ensure the existing boundary setbacks are not encroached. A small addition to the existing footprint is proposed at the southeast corner however, this element provides for street setbacks at least equivalent to the existing dwelling. • The first floor is provided for increased setbacks to the north and east to ensure appropriate articulation and minimise bulk and scale. • The resulting dwelling is considered to be compatible with the existing streetscapes and of an appropriate bulk and scale having regard to the surrounding development, previously described. • The proposal does not require the removal of any vegetation. • There is no loss of privacy to the adjoining properties and solar access is appropriately maintained.

Clause/ Design Element	DCP Requirement	Compliance/Comments
Landscaping/Open Space	<p>Open Space Area 3: Minimum total open space: 55% of site area.</p> <p>Minimum soft open space as % of total open space: 35%</p> <p>Minimum number of endemic trees: 1</p> <p>Private open space to be directly accessible from living areas. Minimum dimension 3m. Minimum area of 18m².</p>	<p>The proposal provides for a total open space of 37.2% and landscaped area being 61.88% of the total open space. Whilst the proposal does not comply with the total open space requirements, the proposal improves the amount of existing open space by 2.35m². Given there is no reduction in existing open space it is considered compliance with this clause in unreasonable.</p> <p>The proposal does not require the removal of any protected vegetation.</p> <p>Yes The proposal will improve access and connectivity to the private open space to the east of the dwelling.</p>
Parking and Access	<p>Minimum 2 Spaces per Dwelling.</p> <p>Garages/carports shall be sited so as to not dominate the street frontage through the use of appropriate materials.</p> <p>Carports forward of the building line shall be open on all sides. Maximum width of structures forward of the building line is 6.2m or 50% of site width whichever is the greater.</p>	Not applicable – no change

Clause/ Design Element	DCP Requirement	Compliance/Comments
First Floor Additions	<p>Additions may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.</p> <p>Must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences</p>	<p>The proposal provides for a new first floor level that is appropriately articulated through varied setbacks and architectural relief. The proposal maintains privacy and solar access to the surrounding properties as discussed previously.</p>
Fences	<p>Maximum height 1.0m for solid Maximum height 1.5m where at least 30% is transparent.</p>	<p>The proposal provides for new fencing on the northern boundary with the fencing on the eastern and southern boundaries being retained. The fencing on the northern boundary comprises low rendered masonry wall with timber picket infills. This fencing retains the predominantly open style whilst improving privacy to the only area of private open space on the site. This is considered to be compatible with the existing surrounding fencing in this locality.</p>

There are no other provisions of the Manly DCP that apply to the proposed development.

6. EP & A ACT - SECTION 4.15

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly DCP 2013. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

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

The Likely Impacts of the Development

It is considered that the development will provide for alterations and additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal does not result in the removal of any protected vegetation. The design of the proposal is such that they do not result in any unreasonable loss of privacy.

The Suitability of the Site for the Development

The subject site is zoned R1 General Density and the construction of alterations and additions to an existing dwelling house is permissible with the consent of Council. The resultant development is of a bulk and scale that is consistent with existing surrounding developments. The proposal does not result in the removal of any significant vegetation.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for an upgrade of the existing dwelling and is consistent with other development in this locality without unreasonably impacting the amenity of the adjoining properties or the public domain.

7. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling. As demonstrated in this report the proposal is consistent with the aims and objectives of the Manly Local Environmental Plan 2013 and the Manly DCP 2013. The proposal does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed of alterations/additions to an existing dwelling upon land at **No. 11 Hilltop Crescent, Fairlight** is worthy of the consent of Council.

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