



Statement of Environmental Effects

27 ELLERY PARADE, SEAFORTH

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

PREPARED BY DARC STUDIO

1 INTRODUCTION

This Statement of Environmental Effects is to accompany a development application to Northern Beaches Council seeking consent for alterations and additions to an existing dwelling at No. 27 Ellery Parade, Seaforth.

The proposal seeks to undertake alterations and additions to the configuration of the ground floor level garage and provide a first floor level as well as undertake modifications to the external elements of the dwelling. The proposed alterations and additions will improve the amenity for the existing residents without giving rise to any material impacts on the environment and surrounding properties.

The proposal has been designed with regard to the relevant LEP and DCP provisions and seeks a minor departure from Clause **4.1.4.2** of the DCP in respect of the minimum permitted Side Setback. A variation request pursuant to Clause 4.6 of the MLEP accompanies this submission

This Statement of Environmental Effects evaluates the subject site and context, details the proposal and provides an assessment of the proposed development with consideration to the relevant statutory planning framework and the likely impacts of the development on the natural and built environment in accordance with S.4.15 of the EP&A Act, 1979.

2 SUBJECT SITE AND ADJOINING DEVELOPMENT

The subject site contains a frontage to a public driveway that runs parallel to Ellery Parade. The driveway ascends up to the level of the subject site. A public footway continues beyond the public driveway to the east, connecting to Panorama Parade. The site therefore, is separated from Ellery parade by the public access driveway and there is no direct visual contact from the street.

The site is identified as No. 27 Ellery Parade, Seaforth and is legally described as Lot 261 in Deposited Plan 4889.

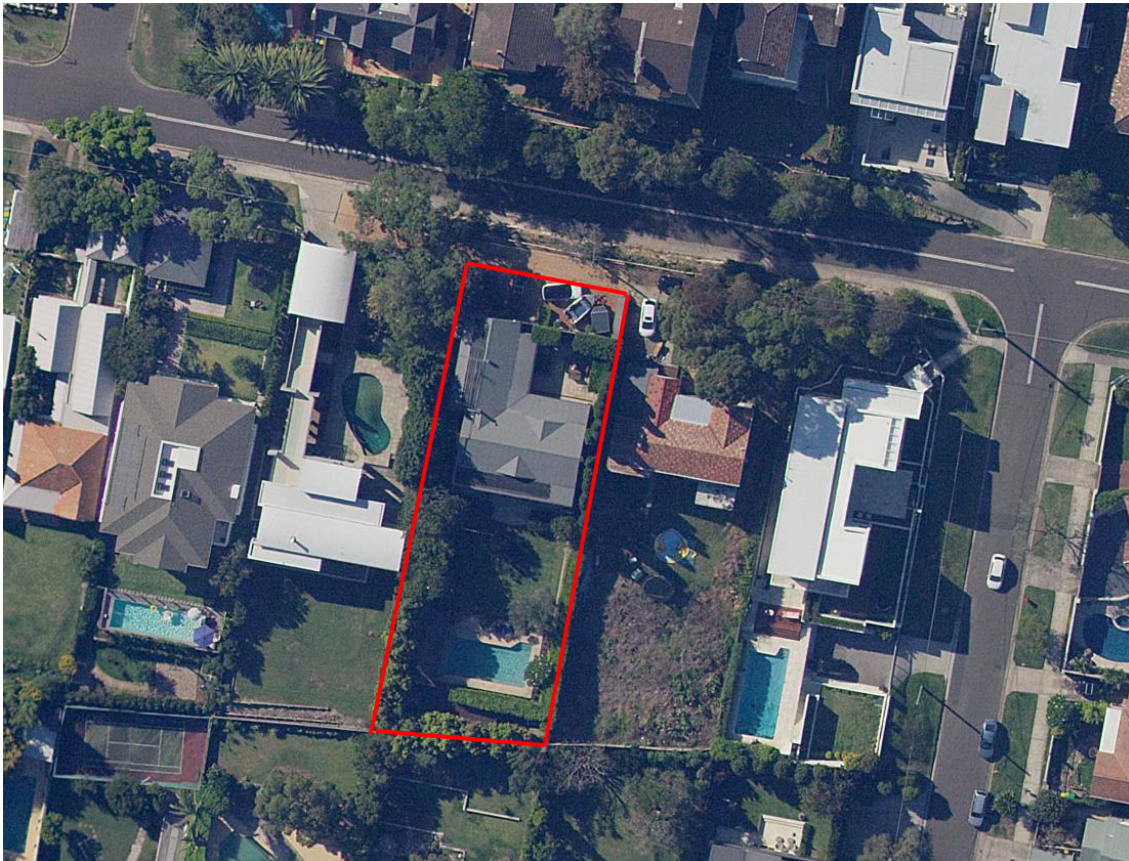


Figure 1

The site is irregular in shape with a frontage length to Ellery Parade of 20.115m. The site has a depth of 56.98m on the West Side and 54.925m on the East side. The site area by survey is 1119 m².

The site is not identified as bushfire prone or flood affected land and is not identified as a heritage item. The site slopes from North to South by approximately 8.1m over length of the property.

Situated on the site is an existing rendered masonry dwelling house that appears as a single level dwelling when viewed from the site frontage (Figure 2). Vehicular access to the site is gained via the public lane to a double garage that is located at the frontage of the site (Figure 3).

Living areas within the Dwelling are located on the ground floor level that extends over the lower ground floor level as the land falls to the South. A gable roof exists over the garage (Figure 3).



Figure 2



Figure 3

The site shares a common boundary with two residential properties. To the East of the site is No. 25 Ellery Parade. Situated on this property is a part 1 and part 2 storey dwelling house that contains vehicular access from the aforementioned public driveway. The dwelling when viewed from the driveway frontage is identified at Figure 4.



Figure 4

To the West of the site is No. 29 Ellery Parade which contains a 2 storey dwelling house that is designed to face south, with an irregularly large front setback. A pool is located in the front part of the site, opposite an open walkway that connects the main house with the detached garage along the site's frontage. Vehicular access to this property is directly via Ellery Parade to a double garage. This property when viewed from the development site is indicated at Figure 5.



Figure 5

To the North of the site and across Ellery Parade is No. 32 Ellery Parade which contains a 2 storey dwelling house that is designed to face south.



Figure 6

To the South of the site is No. 6 Grandview Grove which contains a 2 storey dwelling house that is designed to face south. Vehicular access to this property is via Grandview Grove to a double garage. This property when viewed from the development site is indicated at Figure 6.



Figure 6.

3 PROPOSAL

This statement is to be read in conjunction with the following plans prepared by DArC Studio dated 25 September 2019:

- DA-01 Site Analysis plan
- DA-02 Site plan
- DA-03 Existing/demolition plan
- DA-04 Ground floor plan
- DA-05 First floor plan/Area plan
- DA-06 Roof plan
- DA-07 Elevation/ Materials & finishes board
- DA-08 Sections
- DA-09 Shadow diagrams

The following reports are also submitted with this application

- Survey Plan prepared by Clarke Dowdle & Associates
- Survey Report prepared by Burton & Field
- BASIX Certificate prepared by AENEC
- Cost summary prepared by DArC Studio
- Clause 4.6 Variation Request prepared by DArC Studio

The proposal seeks to undertake alterations and additions to the existing dwelling to modify the ground floor level garaged and family room and provide a first floor level as well as undertake modifications to the external elements of the dwelling's frontage. The proposed works are well described on the architectural drawings prepared by DArC Studio which identify the existing and proposed arrangements. The proposed works are described as follows:

- At the Lower Ground Floor the proposal seeks to maintain the existing configuration.
- The Ground Floor Level will maintain the existing entrance arrangement and room layout. The proposal involves the provision of a new staircase and landing is proposed within the existing double garage. Access to the new staircase is proposed the existing family room adjacent to the garage. The existing solid fuel chimney is proposed to be relocated to avoid the proposed addition. The proposal will not increase the footprint of this level. so it generally sits above the extent of the Lower Ground Floor Level.

The Ground Floor Level will contain 2 bedrooms, a study and bathroom at the eastern portion. A new kitchen, living and dining room will occupy the western and northern parts of the ground floor level with immediate access to the existing terrace. The proposal involves the provision of a roof over the existing terrace.

- At the First Floor the proposal includes the provision of a master suite with a southern aspect and associated windows to gain views of the waterway to the South. This level also includes a rumpus room with a northern and eastern aspect. The Northern aspect associated balcony to gain views. The proposed first floor addition sits above the extent of the Ground Floor Level rectangular volume, comprising of the existing Ground Floor Level garage and Family room.

- A timber awning is proposed spanning across the entry gate and double garage to better articulate the front façade as viewed from the public domain.

Externally, the proposal seeks to tie the existing and proposed elements to provide the appearance of a contemporary residential development that reads as a partial 2 storey building when viewed from the public driveway parallel to Ellery Parade. The proposal incorporates glazing at the south, east and northern facade that provides light and ventilation. No glazing is proposed to at the west façade to maintain the privacy of No 29 Ellery Parade. This façade consists of a mixture of painted linear cladding and stained timber elements instead.

4 STATUTORY PLANNING ASSESSMENT

To assist Council with the determination of this application, a statutory planning assessment of the proposed development is provided below in accordance with the matters of consideration under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

4.1 Compliance with Planning Controls (4.15(1)(a))

Provided below is a summary of the relevant statutory and non-statutory planning policies that apply to the proposed development:

- SEPP No. 55 - Remediation of Land;
- SEPP (BASIX) 2004
- Former Manly LEP 2013, and;
- Former Manly Development Control Plan 2013.

4.1.1 SEPP No. 55 - Remediation of Land

In relation to site contamination, the site has been historically used for residential purposes and there is no reasons to suspect that the site is contaminated. In addition, the proposed works relate to the existing ground floor levels as well as providing a first floor level. There will be no excavation or works that would warrant any further assessment of contamination.

4.1.2 SEPP (BASIX) 2004

The proposal is identified as BASIX affected development and as such a BASIX Certificate is required. A BASIX Certificate has been submitted with this application demonstrating that the proposed alterations and additions achieve compliance with the thermal, water and energy efficiency requirements. Where necessary, the BASIX commitments are provided on the architectural plans.

4.1.3 Former Manly LEP 2013

Under the LEP the subject site is located within the *R2 – Low Density Residential* zone. Amongst other things dwelling houses are permitted with consent from Council. The alterations and additions to the dwelling will improve the amenity of the existing dwelling and will maintain the low density character of the area. As such, the proposal is consistent with the zone objectives.

A review of the applicable LEP maps indicate that the site is not flood affected, does not contain a heritage item, and is not identified as ground water vulnerable.

Provided at Table 1 is a consideration of the core development standards and controls that apply to

the site and the proposed development.

TABLE 1: RELEVANT PROVISIONS OF FMLEP 2013		
Provision	Proposal	Complies
4.3 Building Height Maximum 8.5m	The submitted sectional drawings.	Yes
4.4 Floor Space Ratio Maximum 0.45:1 – 503.55sqm	The proposed gross floor area of the addition is 58.7m ² which results in a total gross floor area of 324.8m ² .	Yes
6.5 Terrestrial Biodiversity (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that: (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	The proposal is confined to the footprint of the existing dwelling and will not disturb and natural features at the site.	
6.14 Landscaped Area Minimum 40% - 447.6 sqm	The existing landscaped area at the site remains 543.3m ² – 48.55%.	Yes

In light of the above, the proposal complies with all relevant LEP provisions.

4.1.4 Former Manly DCP 2013

The relevant provisions of the DCP are considered below as they apply to dwelling houses in the *R2-Low Density Residential* zone.

TABLE 2: RELEVANT PROVISIONS OF FMDCP 2013		
Provision	Proposal	Complies
3.4.1.1 Overshadowing Adjoining Open Space	The proposal complies with council's requirements. Refer to the shadow diagrams prepared by DARC Studio.	Yes
3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties	The proposal complies with council's requirements. Refer to the shadow diagrams prepared by DARC Studio.	Yes
3.4.1.3 Overshadowing Solar Collector Systems - A minimum of 6 hours solar access		Yes
3.4.1.4 Overshadowing Clothes Drying Areas - A minimum of 6 hours solar access		Yes
3.4.2.1 Window Design and Orientation	No windows are proposed within the western wall of the addition facing the property at No29 Ellery Parade, to avoid overlooking and privacy issue.	Yes in Merit
3.4.3 Maintenance of Views	The proposal will not obstruct the views of all immediate neighbours as they are all South facing. Impact on views of properties across Ellery Parade is believed to be minimal, due to the distance between these properties and the proposal, North to South sloping of sites and the screening affect of substantial size of evergreen trees along the frontage of those properties (see Figure 5).	Yes in Merit

TABLE 2: RELEVANT PROVISIONS OF FMDCP 2013

Provision	Proposal	Complies
4.1.2.2 Number of Storeys a) Buildings must not exceed 2 storeys	The proposal includes a first story addition to the garage, as the dwelling is viewed from the public domain. The addition is partly a second story addition above the ground floor family room.	Yes
4.1.2.3 Roof Height a) Pitched roof structures must be no higher than 2.5m above the actual wall height calculated in accordance with Figure	The proposed height of the roof structure is approx. 1400mm.	Yes
4.1.4.1 Street Front setbacks 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. 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	The Existing garage structure has a setback of 5.15m (See survey report attached prepared by Burton & Field). The Proposal has been set back to comply with the 6 meter front setback.	Yes
4.1.4.2 Street Setback Side setback: Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.	The required minimum setback is 1740mm. accompanying variation request pursuant to Clause 4.6 of FMLEP	Refer to accompanying variation
4.1.4.4 Rear Setback-8m	The proposal will maintain the setback to the rear boundary.	Yes
4.1.5.1 Minimum Residential Total Open Space Requirements – Open Space OS3 – at least 55% of site area ,at least 35% of open space to be landscaped	The proposal will maintain the same building footprint and total open space area.	Yes

TABLE 2: RELEVANT PROVISIONS OF FMDCP 2013

Provision	Proposal	Complies
<p>4.1.7.1 First Floor Additions</p> <p>a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.</p> <p>b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.</p>	<p>The proposed addition follows the existing ground floor wall setback of the western garage & family room wall.</p> <p>There is no adverse impact as a result of the above to the amenity of the neighbour (See Figures 1 & 5), as the dwelling and outbuildings of No29 Ellery are form an "L" shape on the South-Western (opposite) corner of the site. The North-Eastern Corner of the site that neighbours the addition is occupied by large trees and landscaping.</p> <p>The proposed single story addition follows the scale, proportions and architecture of the existing structure.</p>	Yes

In light of the above, the proposed alterations and additions to the exiting dwelling are designed to comply with the provisions of FMDCP 2013 however, seeks a minor departure from the minimum permitted side setbacks. A justification for the shortfall is provided in the accompanying variation statement that has been prepared in accordance with the requirements of Clause 4.6 of FMDCP 2013.

4.2 Impacts on Natural & Built Environment (S.4.15(1)(b))

Natural Environment

The proposed works are limited to the footprint the existing dwelling and will therefore not impact on any significant or sensitive natural site features.

Built Environment

The proposal will result in improved residential amenity for the occupants of the dwelling without any material impacts on aural or visual privacy, overshadowing, or view loss. A consideration of the built environmental factors are provided below under the relevant subject headings.

Streetscape

The proposal will maintain the existing street setback to Ellery Parade and will incorporate a first floor addition to provide the presentation of a 2 storey building within the public driveway. As previously mentioned, visual contact of the site frontage from Ellery Parade is impossible. The scale of the dwelling is below the maximum height limit at the street frontage and is consistent with the scale of dwellings that are characteristic in the immediate vicinity. The proposal will only serve to modernise the existing dwelling and provide a positive contribution to the streetscape.

As the proposal will be maintaining the existing primary living arrangements it will not be introducing any further outdoor living spaces that will give rise to privacy impacts.

The design provides a defensive facade to the west (no glazing proposed) and increased levels of glazing within the northern, southern and eastern facades. The activation of these facades will not materially impact on the privacy of the surrounding dwellings due to the adjoining dwellings directed towards the southern boundary(view) on the development sites and containing a defensive southern facade with west facing living spaces that are well screened from the proposal (25 Ellery Parade).

In light of the above the proposed alterations and addition to the existing dwelling will not give rise to any unacceptable aural or visual privacy impacts.

Overshadowing

In relation to overshadowing, the subject site is located on a north to south axis with no adjoining neighbours that are vulnerable to overshadowing by virtue of the site orientation. The shadow diagrams detail that the required outdoor open space and living room windows are unaffected by shadow cast by the proposal between 12.00 noon and 3.00pm, thus achieving the required 3 hours at mid winter.

View Loss

The subject site enjoys views to the west towards Spit Bridge. Due to the sloping topography of the land, there are not likely to be any material view impacts as a result of the proposal. In addition the only property that is to the North of the site . For privacy reasons, the child care centre contains high hedges that demarcate the street boundary and will preclude views from the ground floor level to the development site.

As demonstrated above, the proposed alterations and additions will result in improved residential amenity without giving rise to any significant built environmental impacts in terms of streetscape, privacy, overshadowing or view

Economic & Social Impacts

There will be neutral economic and social impacts as a result of the minor nature of the proposal.

4.3 The Suitability of the Site (S.4.15(1)(c))

The site is within an established residential area with no identified hazards that would suggest that the proposed development is unsuitable at the site. In the absence of any natural or built environmental impacts, the proposal is suitable at the site.

4.4 The Public Interest (S.4.15(1)(e))

The proposed works are permissible with development consent, are consistent with zone objectives and complies with all relevant aspects of the LEP and DCP except as identified and justified in this Statement.

Accordingly, the alterations and additions to the existing dwelling are in the public interest and worthy of Council's support.

If any further details are required, or if further justification is required in support of the requested modification, please do not hesitate to contact the undersigned. We trust that you will find the application acceptable and look forward to a prompt and favourable determination. For the above reasons it is considered that the modified proposal will continue to meet the underlying objectives and conditions of the development approval.