

STATEMENT OF ENVIRONMENTAL EFFECTS

21 WATTLE AVENUE, FAIRLIGHT

PROPOSED DWELLING ALTERATIONS AND ADDITIONS

**PREPARED ON BEHALF OF
SketchArc**

JULY 2022

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1. INTRODUCTION

This application seeks approval for the construction of dwelling alterations and additions upon land at Lot 40 in DP 11828 which is known as **No. 21 Wattle Avenue, 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.

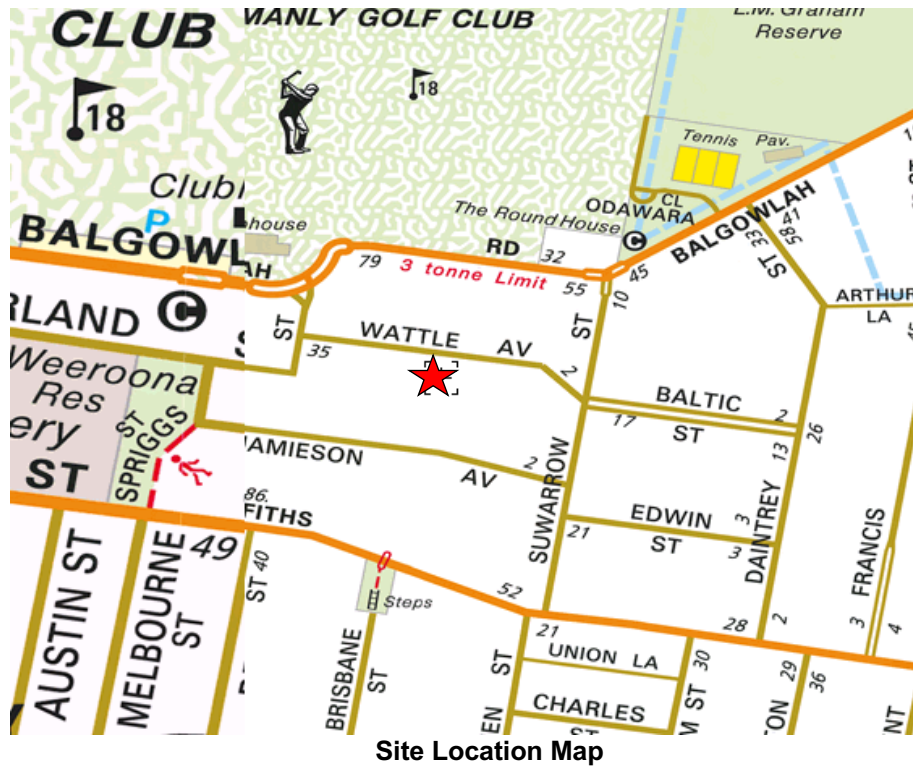
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by Base Surveying, Ref No. 13-45A and dated 01/03/17.
- Architectural Plans prepared by SketchArc, Project No. 1712 and dated 21/02/2022.
- Geotechnical Report prepared by White Geotechnical Group, Job No. J1886C and dated 15 March 2022.

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.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 40 in DP 11828 which is known as No.21 Wattle Avenue, Fairlight. The site is located on the southern side of Wattle Avenue with a street frontage 12.19m. The site is rectangular in shape and has an area of 431.8m² with a depth of 35.43m. The locality is depicted in the following map:



The site falls towards the street with levels of RL24.58 at the rear of the site and RL17.47 adjacent to the street frontage. The subject site currently comprises a single storey stone and rendered masonry dwelling with tiled roof. A double garage is located forward of the dwelling with nil setback to the street frontage. The wall of the garage extends the width of the property frontage. A lawn and terrace are located over the garage. The rear yard is terraced to provide for levelled areas.

The site is depicted in the following photographs:



View of Subject Site from Street

The existing surrounding development comprises a mix of single detached dwellings, semi attached dwellings and multi dwelling housing comprising of 1, 2 and three storeys. 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/additions to the existing dwelling. The additions are described below:

Ground Floor

- Demolish rear timber deck and replace with paved terrace.
- New BBQ area.
- Replace tiled roof over rear ground floor with colorbond roof. Extend roof over the terrace with openable vergola.

All collected stormwater will continue to discharge to the existing drainage system which drains to the street gutter.

The proposal will result in the following development indices:

Site Area:	431.8m ²
Floor Area:	223.4m ² or 0.51:1 (no change)
Total Open Space:	233.11m ² or 53.9% (no change)
Landscaped Area:	173.07m ² or 72.8% of total open space (no change)

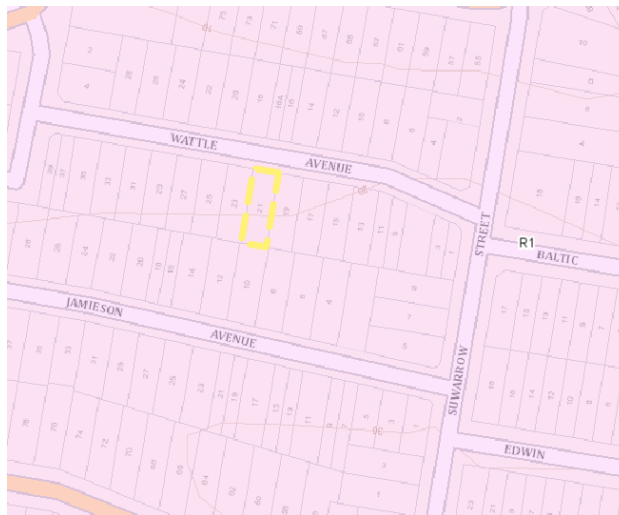
5 ZONING & DEVELOPMENT CONTROLS

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.

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.*

It is considered that the proposed development achieves these objectives by:

- Providing a minor addition to the rear of the existing dwelling which will not be visible from the street.

Single dwellings and associated structures are a 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 of Buildings	8.5m	Refer to plans	Yes
Clause 4.4 Floor Space Ratio	0.60:1	0.51:1	Yes Proposal does increase approved floor space.

The following clauses also apply:

Clause 6.1 Acid Sulfate Soils

The subject site is identified as Class 5 of the Acid Sulfate Soil map. The proposal is supported by a geotechnical report and it is not considered that the proposal will have any impact on the water table. No further information is required in this regard.

Clause 6.2 Earthworks

A Geotechnical Report has been prepared by White Geotechnical which in summary provides:

The proposed development is suitable for the site. No geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice.

Clause 6.4 Stormwater Management

All collected stormwater will continue to discharge to the street gutter in accordance with Council controls.

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 proposal provides for additions to the rear of the existing dwelling (as approved) and will not be visible from the street or public domain.

The intended outcomes are noted as:

- i) complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;*
- ii) ensure the bulk and design of development does not detract from the scenic amenity of the area (see also paragraph 3.4 Amenity) when viewed from surrounding public and private land;*
- iii) maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys;*
- iv) avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features;*
- v) address and compliment the built form and style any heritage property in the vicinity to preserve the integrity of the item and its setting. See also paragraph 3.2 Heritage Considerations;*
- vi) visually improve existing streetscapes through innovative design solutions; and*
- vii) Incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design*

The proposed works are not visible from the street.

Clause 3.1.1.3 Roofs and Dormers

This clause provides:

- a) Roof forms should complement, but not necessarily replicate the predominant form in the locality and in particular those of adjacent buildings.*
- b) Roofs should be designed to avoid or minimise view loss and reflectivity.*
- c) Dormer windows and windows in the roof must be designed and placed to compliment the roof structure and reflect the character of the building. In particular, such windows are not permitted on the street frontage of the building where there is no precedent in the streetscape, especially on adjoining dwellings.*

The proposal provides for a conventional pitched roof which is the predominant roof form in the locality. It is noted however that the proposal will not be visible from the street or the public domain.

Clause 3.3 - Landscaping

The proposal works are located over existing hard surface areas and do not require the removal of any trees protected by Council's Tree Preservation Order.

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 an alfresco area at ground level and replacement roof form to the rear of the existing dwelling.
- The proposal has been designed to maintain privacy to the adjoining properties. This has been achieved by locating the alfresco area at ground level which does not permit views into the adjoining properties.
- The additions are single storey and shadow diagrams are not required.
- The additions are at the rear of the site and will not obstruct any existing views from surrounding properties.

Clause 3.5 - Sustainability

A BASIX Certificate has been prepared to support the new works and confirm that the resultant dwelling will achieve the appropriate thermal performance criteria.

Clause 3.7 - Stormwater Management

It is proposed to connect all collected existing stormwater system which discharges to Wattle Avenue. The proposal does not increase the existing hard surface area and therefore OSD is not required.

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 431.8m ² . There is no change to the density.
Floor Space Ratio	Refer to LEP 0.6 :1	Yes
Wall Height	Height – 6.5m	Yes
Number of Storeys	Two Storeys	Yes Additions are single storey.
Roof Height	2.5m above wall height	Yes
Parapet Height: 600mm above wall height.	600mm above wall height	Not Applicable
Maximum Roof Pitch	35°	Yes
Building Setbacks	<p>Front Setback – Min. 6.0 metres or consistent with neighbouring.</p> <p>Side Setback – 1/3 of the height of wall.</p> <p>Rear Setback – Minimum 8.0 metres</p>	<p>Yes Additions are located to the rear of the dwelling.</p> <p>The proposed amendments relate to the rear terrace and roof form only. The works do not provide for any additional enclosed rooms. The terrace is an open structure with the roof form setback in accordance with the existing roof over the single storey element.</p> <p>Yes Terrace is setback 8.188m to the rear boundary.</p>
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>	The proposed amendments do not alter the approved open space or landscaped area calculations.

Clause/ Design Element	DCP Requirement	Compliance/Comments
	<p>Minimum number of endemic trees: 1 additional tree required</p> <p>Private open space to be directly accessible from living areas. Minimum dimension 3m. Minimum area of 18m².</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.</p> <p>Maximum width of structures forward of the building line is 6.2m or 50% of site width whichever is the greater.</p>	<p>Yes</p> <p>Existing parking to be retained.</p>
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>Not Applicable</p>

Clause/ Design Element	DCP Requirement	Compliance/Comments
Fences	Maximum height 1.0m for solid Maximum height 1.5m where at least 30% is transparent.	Not Applicable

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 additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal does not result in the removal of any significant vegetation and there is no decrease in pervious area. 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 R2 Low Density Residential and the construction alterations/additions to an existing dwelling house in this zone are 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 additions to an existing dwelling that are 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 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. 21 Wattle Avenue, Fairlight** is worthy of the consent of Council.

Natalie Nolan
Grad Dip (Urban & Regional Planning) Ba App Sci (Env Health)
Nolan Planning Consultants
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