

FOR ALTERATIONS & ADDITIONS TO 63 GORDON STREET, CLONTARF**INTRODUCTION**

This Statement of Environmental Effects provides an assessment of the development application with due consideration to the following planning instruments;

- The Environmental Planning and Assessment Act, 1979
- State Environmental Planning Policy No. 55
- Sydney Regional Environmental Plan (Sydney Harbour Catchment)
- Manly Local Environmental Plan, 2013
- Manly Development Control Plan 2013 (Residential) Amt 5
- Manly Onsite Stormwater Management Plan

The dwelling is single dwelling on a Torrens title with a single street access

The proposal seeks to;

- add a first floor addition
- refurbish the existing dwelling with a minor increase in GFA to the existing Ground Floor and Lower Ground Floor
- upgrade the terrace and pergola over, external works and the garage and entry bridge

The proposed works have considered their synthesis with the existing dwelling, the perceived impact to the environment and to the neighbouring properties and it is believed the scheme represents a sensitive and considered proposal with no appreciable detrimental impact and is one that greatly improves the amenity of this dwelling. The 2 storey scale is very modest in the context of neighbouring dwellings up to 4 storeys.

LOCALITY AND ENVIRONMENT

63 Gordon Street is located on the western side of the street, sited below the road with panoramic vistas over middle harbour to the west. The street contains only residences; mostly of a large scale.

The large block size, prevalence of battle axe lots, sloping terrain and established native bush setting provide a reasonable separation between dwellings. The adjacent dwellings range between 2-4 storeys in height. The largest and overbearing dwelling is located immediately to the north of the site. Screening is necessary between this dwelling, particularly in light of the wall height and setback (or lack of) being well over dimensions stipulated in planning controls, which in turn has a negative impact on this site due to over wrought scale, bulk, height and effective overshadowing (being sited directly to the north of this site).

The housing stock is varied with some good examples of original art deco dwellings such as this, modest dwellings with reference to the 'Sydney School', but more extensively non stylistic large to very large modern dwellings with a predominance of square edged, simplistic, heavy rendered and painted dwellings. All dwellings to the western side of Gordon Street are below the road and contain garages in front of the building line – this is the established urban pattern and determined by the site specific constraint.

COMPLIANCE WITH MANLY LOCAL ENVIRONMENT PLAN 2013

(only relevant sections are included in this assessment)

The site is zoned R2 Low Density Residential.

The residential land use is permissible.

The objectives of Zone R2, are all met:

Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

PART 4

The **principal development standards** are met:

4.1 Minimum subdivision lot size

the site is specified to be 1,150m² per lot: this remains unchanged – the site remains 1,042.3m²

4.3 Height of buildings

the site has a height limit of 8.5m: the proposed works retain the dwelling as 2 storeys with a height of 7.2m above the average natural ground level; the height is under the allowable level when assessing an average across the site.

However, the integrity of this design is critical and a Section 4.6 to modify the height standard has been included to ensure the proposed height and design integrity with an RL of 79.00 to the upper roof, which is only 24m², 15.8% of the upper roof and only 12.6% of the total roof area. Further, the variation is only for a portion of this small upper roof due to the steeply sloping site. The variation sought extends only to the upper small roof over 1.56m from 359mm to 0mm – it is a negligible amount in the context, but critical to the design and form of the architecture.

The proposed height has no impact.

The proposed height has no impact to views.

The proposed height has no impact to sunlight

The proposed height has no impact to overshadowing

The proposed height is below street level and in no way has any environmental impact

The site is very steep at 1:3.4, which is steeper than the maximum on the wall height table, figure 27; hence any minor variation is natural and typical which at the maximum is approximately 8.9m, a minor variation of 0.4m. The dwelling immediately adjacent is 10.34m high, some 1.5m higher with shadow impact and less/nil setback. Many dwellings in the precinct are over 12m due to the steeply sloping sites.

The proposed height is very important and integral to the retention and expression of the prominent local Art Deco architectural style of the dwelling.

4.4 floor space ratio

the FSR for the site is designated as 'B' – 0.4:1: The proposed works increase the FSR to only 0.26:1, some 40% below the permissible amount. The floor area will be 279.7m².

The proposal is compliant.

PART 5

The relevant miscellaneous provisions are met:

5.9 preservation of trees or vegetation

the proposed works retain existing site trees and substantial landscaping

PART 6

The relevant local provisions are met

6.1 acid sulphate soils

n/a with regard to proposed work

6.2 earth works

n/a

6.3 floor planning

n/a

6.4 stormwater management

the site remains as existing with regard to impervious area – there is no change to the existing notwithstanding that there is effectively no change to existing footprint, the development proposes a stormwater management plan – see plan submitted with application

6.9 foreshore scenic protection area

compliant: this site is over 200m from Middle Harbour and not readily visible due to the established bush setting and modest and appropriate scale of the works

SCHEDULE 5

There is no item of significance or heritage listing within the vicinity of this property

MANLY DEVELOPMENT CONTROL PLAN 2013 Amt 5

(only relevant sections are included in this assessment)

2.1.2 Context And Site Analysis

The context and streetscape is described above in the introduction. The properties opposite are situated on a small rocky outcrop with no direct street presence. Driveways are either steep rises or via shared driveway across the grade above the street. The predominantly 2 storey dwellings rise above the escarpment but are well set back to retain the bushland setting. The sites either side of 63 are set well below street level and apart from the large property at 65 are not visible from the street. The proposed works and entire dwelling remain below street level in

a bushland setting; the dwelling is not visible from the street and the works have no impact. The upper level will be visible from the adjacent grass verge only.

The dwelling is an example of Art Deco housing with characteristic elements being white rendered curved walls, an express horizontality, flat roof, terracing to roofs and adjacent living areas, steel and curved glazing, steel or rendered solid balustrading. These elements are incorporated and expressed in the proposed alterations and additions



view of site from street



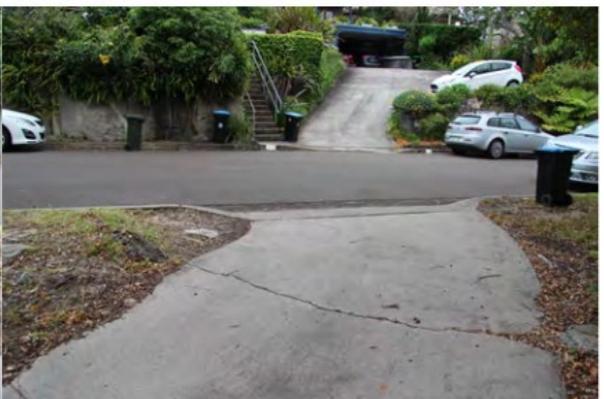
view of site from grass verge



view of 65 Gordon Street to north of site



view of east site of street from within 63 Gordon St



view of east site of street from within 63 Gordon St

2.1.2.2 Considerations

the proposed works are relatively minor in scale; essentially adding a first floor addition to a modest scaled dwelling. The character of the dwelling and context is preserved. The house is stepped to related to the site contours and is located within adjacent building lines so there is no impact. Views are directly to the west and partially south-west; views are preserved from this property and there is no impact to views from neighbouring properties. The native vegetation, characterised by large Angophoras, rock outcrops and interspersed lawn areas is retained and remains in situ. There is no impact to overlooking or overshadowing as indicated in the shadow plans; 65 Gordon Street to the north of this property is regarded as oversized and very over bearing to this property with significant shading implications to the northern side of this dwelling. This dwelling is naturally oriented away from 65 and to the significant vistas to the west over Middle Harbour. Planning has accordingly created circulation adjacent to 65 with an integrated large skylight over, with living areas being largely glazed to the west and bedrooms located to the east, south and west where there is more privacy and more exposure to the sky and day lighting. The building, driveway, garage and landscape retain essentially the same footprint and extent; there is no change to impervious levels of the site.

2.1.3 Landscape Plan

not required (negligible increase to footprint or site conditions)

2.1.4 Shadow Diagrams

included – see drawings D105, 106, 107. There is no impact resulting from the proposed works.

2.1.5 Heritage Management Documents

there is no item of significance within this immediate locality

2.1.6 Schedule of Building Materials and Finishes

not required for this scale of work

2.1.7 Sustainability Reports / Certificates

not required for this scale of work

2.1.10 Construction Site Management Reports and Plans

not required for this scale of project; the site contains adequate access, storage areas and contained paved areas which will not impact site conditions

2.1.11 Erosion and Sediment Management Plan

included – see drawing DA 11

2.1.12 Waste Management Plan

not required

2.1.13 Site Stability Report

not required

2.1.14 Acid Sulphate Soil Management Plan

the site is identified as class 5 in the LEP; no plan is required in accordance with LEP cl. 6.1

2.1.15 Threatened Flora and Fauna

not required; there is no threatened species on or adjacent to the site; works will not disturb the natural environment

PART 3

GENERAL PRINCIPLES OF DEVELOPMENT

3.1 Streetscapes and Townscapes

As described in 2.1.2; there is no impact to streetscape as the dwelling remains below street level. A flat roof is employed due to appropriateness of form whilst serving to minimise building height and street visibility. There is no street fence which is typical of this immediate precinct. The natural bush setting is retained without impact. The garage is similarly set below street level and is not visible; it is in front of the building line as are adjacent properties due to specific site conditions and lot width.

3.2 Heritage Considerations

n/a

3.3 Landscaping

as noted in 2.1.3 there is no change to the character of the site. All trees are preserved as is the natural rock outcrops and bush setting. A landscape plan is not required. Trees will not be affected by the proposed works

3.4 AMENITY

the stated objectives and performance requirements are satisfied.

3.4.1 Sunlight Access and Overshadowing

- equitable access to light and sunshine is retained
- adequate sunlight is retained to open spaces and living / habitable rooms within this property and adjoining properties
- the proposed works are sensitive to sunlight retaining setbacks to the southern boundary, flat and unchanged roof form to the south – there is no material difference and no impact to adjacent living areas

3.4.1 Overshadowing Adjoining Open Space

as stated above, there is no impact, resultant shading is permissible – refer to shadow diagrams. Note the property to the south is actually an access handle only.

3.4.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

no impact

3.4.1.3 Overshadowing Solar Systems

no impact

3.4.1.4 Overshadowing Clothes Drying Areas

no impact

3.4.1.5 Excessive Glare or Reflective Nuisance

no impact; existing non reflective white rendered walls are retained, first floor cladding will be dark stained timber and gutters will be dark and non reflective. The roof will be non reflective metal roofing

3.4.1.6 Sunlight Access to Communal Living Areas

n/a

3.4.2 Privacy and Security

the stated objectives are met; the building is appropriately designed and oriented and there are no issues of overlooking. The first floor addition notionally enhances passive street surveillance, but it is located below street level

3.4.2.1 Window Design and Orientation

appropriate glazing has been employed, particularly with regard to privacy. Ensuite glazing is high level. Operable screens and blinds are employed where required

3.4.2.2 Balconies and Terraces

appropriate design has been employed, particularly with regard to privacy and orientation; the L1 terrace is modest in extent and is complimented with adjacent low level landscaping

3.4.2.2 Casual Surveillance

the works notionally improve this with the first floor addition

3.4.2.4 Acoustical Privacy

there is no source of nuisance – the design is entirely appropriate

3.4.3 Maintenance of Views

the stated objectives and planning principles are all adhered to; there is no impact to view from any property in accordance with these principles – the scale of work and resultant dwelling is modest and sensitively designed

3.4.4 Other Nuisance

n/a

3.5 SUSTAINABILITY

the general principles are incorporated in the design where applicable in a passive manner representative of effective design

3.5.1 Solar Access

3.5.1.1 Building Form, Design and Orientation

the alterations are appropriately designed in relation to the existing dwelling and site context.

3.5.1.2 Solar Shading Devices

a large projecting eave, operable screening and operable shading to the terrace pergola over new works are employed to moderate solar access passively

3.5.2 Energy Sources and Systems

noted; this section does not form a part of this application

3.5.3 Ventilation

3.5.3.1 Building Design and Orientation to prevailing wind

the proposed works will assist in natural ventilation and internal ventilation via venting stair well

3.5.3.2 Location and Openings

an appropriate percentage of room area and orientation is employed and cross flow is facilitated as is passive convection via the stairwell

3.5.3.3 Mechanical Systems

not part of this application

3.5.4 Energy Efficient Appliances and Demand Reduction and Efficient Lighting

as per the Basix report

3.5.5 Landscaping

as described above

3.5.7 Building Construction and Design

the proposed alterations and additions are appropriate and their performance is enhanced by the passive design employed. The material performance has been considered to yield a high quality dwelling

3.7 stormwater management

as noted above, the proposed works do not involve any change to the site surface or drainage conditions; the site remains as existing In this regard 3.8 waste management not required as noted above

3.8 waste management

not required as noted above

PART 4

DEVELOPMENT CONTROLS AND DEVELOPMENT TYPES

4.1 RESIDENTIAL DEVELOPMENT CONTROLS

4.1.1 Dwelling Density and Subdivision

unchanged and appropriate as noted in the LEP section

4.1.2 Height of Buildings

as noted in the LEP section above; the height is under the allowable level when assessing and average across the site. However, the integrity of this design is critical and a Section 4.6 to modify the height standard has been included to ensure the proposed height and design integrity. The proposed height has no impact. The proposed height has no impact to views. The proposed height has no impact to sunlight The proposed height has no impact to overshadowing The proposed height is below street level and in no way has any environmental impact

The site is very steep at 1:3.4, which is steeper than the maximum on the wall height table, figure 27; hence any minor variation is natural and typical which at the maximum is approximately 8.9m, a minor variation of 0.4m. The dwelling immediately adjacent is 10.34m high, some 1.5m higher with shadow impact and less setback. Many dwellings in the precinct are over 12m due to the steeply sloping sites; contextually minor variations are common. The proposed height is very important and integral to the retention and expression of the prominent local Art Deco architectural style of the dwelling.

4.1.2.1 Wall heights

the site is designated 'I' with a building height of 8.5m and a wall height of up to 8.0m given there is a site slope of 1:3.4; this ratio is greater than the maximum shown on Figure 27 indicating a steeply sloping site for which due consideration should be applied. The wall height has nonetheless been restricted at the highest point to the upper permissible limit of 8.0m; at 7.7m. It is important to note that this is well below the adjacent dwelling to the north of the site.

4.1.2.2 Number of Storeys

compliant - the proposal is compliant being 2 storeys

4.1.2.3 Roof Height

compliant - the proposed first floor roof is between 300mm and 1300mm, well under a permissible height of 2.5m

4.1.3 Floor Space Ratio

compliant – refer to LEP section

4.1.4 Setbacks

overall setbacks remain unchanged as per existing conditions

4.1.4.1 Front setbacks

as existing. The front building line is to a significant degree generated by specific site conditions. The dwelling is consistent with the control

4.1.4.2 Side Setbacks and secondary street Frontages

the southern side setback is unchanged.

The northern side setback is maintained at a minimum of 1023mm which is limited to the part of the building where the proposed internal staircase effectively encloses the current covered

porch. Aside from this area the majority of both storeys of the building maintain a minimum setback of 2078mm, substantially in excess of the minimum requirement. There is no glazing in this section of the first floor wall adjacent to the neighbouring boundary. Glazing on the ground floor has been reduced.

There is no impact; the neighbouring property is 3 storeys adjacent with a setback as little as 940mm and is on the northern side of this property establishing precedent and context. The ground floor northern side setback is on average compliant noting a steep site slope of over 1:4. The setbacks effectively maintain existing conditions and there is no material impact. Adequate servicing is retained due to unchanged access to both sides of the dwelling. The proposal is deemed appropriate.

4.1.4.4 Rear Setback

compliant being over 8m – it remains unchanged

4.1.5 Open Space and Landscaping

this remains unchanged and is compliant

4.1.5.1 Minimum Residential Total Open Space Requirements

the designated area is 'OS4'; there is over 60% of Open Space and well over 40% landscaped area of the open space

4.1.5.2 Landscaped Area

there are over the required 4 native trees existing on site

4.1.5.3 Private Open Space

there is substantially more private open space than the required 18m²

4.1.6 Parking, Vehicular Access and Loading (including Bicycle Facilities)

The garage remains in the existing location. The height is proposed to be raised to accommodate bicycles – see 4.1.6.3 below, as well as critically to allow for new required structure. The height will be 3.3m from the garage level which is the prescribed maximum height in the NSW Complying and Exempt Development Sepp 2008. This amendment is necessary and has no associated impact. The garage remains below street level and not seen from the street.

4.1.6.3 Bicycled Storage This provision requires bicycle storage space also; the garage height has been raised to allow high level storage and height bikes to be transported on a car roof safely to and from the garage. The height is also required to allow for a new concrete slab according to engineering specification

4.1.6.4 Parking

Design and the Location of Garages, Carports or Hardstand Areas

the garage is located forward of the building line – this is consistent with the street and required due to lot width and site slope and natural landform and rock outcrops. The garage is below street level. The garage is proposed to be upgraded with cladding, new 2.4m auto door and upgrade to structure which will increase the height in the order of 300mm which is negligible and retains the garage below street level and out of sight.

4.1.6.1 Vehicular Access

the access remains as existing. The existing site conditions create a tight access but an ability to enter and depart in a forward direction.

4.1.6.5 Driveways and Crossings

The existing driveway will be upgraded as required given the sandstone flagging is uneven in part.

4.1.7 First Floor and Roof Additions

4.1.7.1 First Floor and Roof Additions

the objectives are met:

- a) the first floor addition is very complimentary to the architectural style of the dwelling
- b) the scale and character of the first floor addition is appropriate in scale and character, only located over part of the dwelling and responding to the site topography and context.

4.1.7.2 Habitable Rooms in the Roof Structure

n/a

4.1.8 Development of Sloping Sites

the proposed works respond to the site slope and topography as well as adjacent built form: the first floor additions are only partial over the dwelling, retaining a 2 storey height and defers to the mass and over bearing nature of 65 Gordon street being located adjacent thus retaining unimpeded view and day lighting to the west also minimising any impact to properties to the south where the land falls away in this direction also. This planning appropriately moderates the built form lines and relates them to topography. There is no material impact attributable to the proposed works.

4.1.9 Swimming Pools, Spas and Water Features

n/a

4.1.10 Fencing

fencing limited to a timber screen along the edge of the driveway turning area as per plan, screening the northern neighbours blank boundary wall and garbage area

CONCLUSION

The proposed works are considered well designed encompassing all of the stated design principles recommended in the relevant planning controls, very sensitive in form, character and with reference to the specific site context and topography and achieving compliance with the objectives and stated numerical criteria.

There are no perceived detrimental impacts as a result of the well considered design and modest scale of the dwelling. The proposed works are believed to represent a desired outcome for the residents, fundamentally improving the amenity and quality of the dwelling as well as the neighbouring residents and the precinct.

It is believed the proposal should be well supported by Manly Council.