

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and additions to an existing dwelling house

Site:

12 Horning Parade

Manly Vale NSW 2093

Prepared by:

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Dated:

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by MILEHAM Design & Build (MD&B). MD&B has expertise in Architecture, Construction and Property Development. We are registered Architects (Registration number 10030) and Licenced Builders (Licence number 272736C).

This Statement is to accompany a Development Application to Northern Beaches Council for alterations and additions to an existing dwelling house.

2.0 SITE ANALYSIS

2.1 The Site

The subject site is located on Horning Parade, and is known as 12 Horning Parade, Manly Vale, and described as Lot 110 DP 11320. The site has a total area of approximately 601.9m², with a street frontage of approximately 16.9m to Horning Parade. Access to the site is via an existing driveway directly addressing Horning Parade. The site is sloping with an approximate fall of 5m from Southwest to Northeast.

2.2 Existing Built Form & Landscaping

The site is occupied by a freestanding timber frame house situated atop a natural rock formation. A garage is located near the street level. The landscaping of the site is a driveway from Horning Parade leading to the garage and extensive areas of natural rock formation with some landscaped lawn at front yard. An existing elevated pool and elevated decking constitute the back yard.

2.3 The Surrounds

Development in the surrounding area comprises predominantly freestanding dwellings.

3.0 DETAILS OF THE PROPOSAL

The proposed development is for the demolition of garage and part of the existing building. The construction of a new garage, infill of a void in the floorplan on ground level, a new first floor addition, and alterations to the existing internal layout.

The existing Gross Floor Area (GFA) is 129m² and the proposed completed GFA is 202m².

4.0 PLANNING CONTROLS

This section addresses the relevant matters for consideration for evaluation.

4.1 Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential under the Warringah LEP 2011. A summary of compliance of the proposed development with the LEP is included in Table 1.

Land Use Table		
LEP Provisions	Permitted with Consent	Complies
R2 Low Density Residential Permissibility	Dwelling Houses	YES

Part 4 Principal development standards			
Development Standard	Requirement	Proposal	Complies
4.3 Height of Buildings	8.5m	8.45m at the ridgeline. 8.99m at northern edge of level 1 roof.	NO. See clause 4.6 submission.
4.4 Floor Space Ratio	No requirement set according to the Warringah Floor Space Ratio Map	0.34:1	NA
Part 5 Miscellaneous provisions			
Development Standard	Requirement	Proposal	Complies
5.10 Heritage Conservation	No		N/A

Table 1: Summary of LEP Compliance

4.2 Warringah Development Control Plan 2011

The Warringah DCP 2011 applies to the site and the proposed development. A summary of compliance of the proposed development with the DCP is included in Table 2.

Provision	Requirement	Proposal	Complies/ Comments
Part B Built Form Controls			
B1 Wall Heights	<p>Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space)</p> <p>Exceptions: this control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building.</p> <ul style="list-style-type: none"> • does not exceed the 8.5 metre height development standard; • is designed and located to minimise bulk and scale; and • has a minimal visual impact when viewed from the downslope sides of the land 	<p>The proposed northern ensuite and WIR wall on level 1 exceeds the height of 7.2metres from ground level, due to severe topography of the site.</p> <p>However, the proposed design satisfies the requirements below for exception:</p> <ul style="list-style-type: none"> • The overall building height rarely and to a minimal amount exceeds 8.5 metres from existing ground level. • The house ground floor level is already approximately 6.28m above the street and far behind front boundary which is considered to have a minimal visual impact when viewed from the downslope sides of the land. 	<p>NO.</p> <p>The existing ground floor sits close to the ground level to the south of the block (the topography falls sharply across the site, approximately 4m from south to north). The option of building under is a prohibitive option from a structural and cost perspective. A previously approved submission, DA2009/1588 was approved with a similar design.</p>
B2 Number of Storeys	No requirement set according to DCP Map Number of Storeys	N/A	N/A

B3 Side Boundary Envelope	Buildings must be sited within a building envelope determined by projecting plans at 45 degrees from a height above ground level at side boundaries of 4 metres.	The proposed first floor addition and existing ground floor exceeds the envelope controls.	NO. The existing ground floor sits close to the ground level to the south of the block (the topography falls sharply across the site). The site falls approximately 4m across the site. The option of building under is not feasible as the extensive rock shelf would need to be excavated and this is not preferable nor is it structurally a good option. This submission maintains a similar design to DA2009/1588 which was approved by Council in 2010.
B4 Site Coverage	No requirement set according to DCP Site Coverage	N/A	N/A
B5 Site Boundary Setbacks	<p>1. The development is to maintain a minimum setback of 0.9m from side boundaries.</p> <p>2 Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.</p> <p><u>Exception</u> Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause.</p>	<p>The existing design of the building is setback 1.4m of the southern boundary and from 1m to 1.2m on the northern boundary. This represents no change from the proposed building line however an extension to the front balcony will bring the setback to 1m from the northern boundary at its closest point.</p> <p>The proposed side boundary setback areas are to be landscaped or paved with the exception for a garbage store which will not comply to a minor extent.</p>	<p>YES - house and garage. The building and proposed building changes comply with setback requirements.</p> <p>EXCEPTION - garbage store. The proposal is also seeking an exemption to a small ancillary building to house a garbage store along the southern boundary adjacent to the proposed garage.</p>

B7 Front Boundary setbacks	<p>1. The development is to maintain a minimum setback of 6.5m to road frontages.</p> <p>2. The front boundary setback area is to be landscaped and generally free of any structures, basements, carparking or site facilities other than driveways, letter boxes, garbage storage areas and fences.</p>	<p>The existing garage on the site is sited 1.1m from the front boundary.</p> <p>A garbage store is also proposed 1.65m from the front boundary.</p>	<p>NO.</p> <p>Although the proposed garage does not comply with front setback requirement it maintains the front setback of the existing garage. Due to the topography of the site, it is not possible to increase this setback.</p> <p>A garbage store is proposed in front setback for the same topographical reasons.</p>
B9 Rear Boundary Setbacks	<p>1. The development is to maintain a minimum setback of 6m to rear boundaries.</p> <p>2. The rear setback area is to be landscaped and free of any above or below ground structures.</p>	<p>Existing rear setback of 7.85m is to be maintained which is well clear of the required 6m rear setback.</p> <p>Existing landscaping is to be maintained at rear setback area.</p>	<p>YES.</p>
Part C Siting Factors			
C3 Parking Facilities	<p>1. The following design principles shall be met:</p> <ul style="list-style-type: none"> Garage doors and carports are to not dominate the façade. Parking is to be located within buildings or onsite; Parking is to be located so that views of the street from front windows are not obscured; and where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	<p>The proposed garage will be sympathetic to the dwelling and will not be visually dominant.</p> <p>House floor level is 6m above garage level, which is unlikely to obscure views of the street from front windows.</p> <p>Complies.</p>	<p>NO.</p> <p>The parking space does not meet requirement of 2 parking spaces as set out in Appendix 1.</p> <p>The proposed garage is in keeping with neighbouring garages and is a similar solution to what already exists. An additional parking space is not achievable behind the building line.</p>

	<p>2. Off street parking is to be provided within the property demonstrating that the following matters have been taken into account:</p> <ul style="list-style-type: none"> the land use; the availability of public transport; the availability of alternative car parking; <p>4. Carparking is to be provided in accordance with Appendix 1 which details the rate of car parking for various land uses.</p> <p>Car parking requirements: Dwelling house and dual occupancy 2 spaces per dwelling</p>	<p>2. Parking is for single family dwelling residential use only.</p> <p>4. Proposed garage only allows for one car parking space.</p>	
C8 Demolition and Construction	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Application must be accompanied by a Waste Management Plan.	Please refer to Waste Management Plan for detail.	YES
C9 Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Application must be accompanied by a Waste Management Plan.	Please refer to Waste Management Plan for detail.	YES
Part D Design			
D1 Landscaped Open Space and Bushland Setting	Minimum 40% area of landscaped open space is required as per DCP Map Landscaped Open Space and Bushland Setting. Required amount is 240.8m ²	Proposed landscaped open space is 157m ² or 65% of required	NO The existing site provides 186m ² . The proposal seeks to reduce this amount by 20m ² around the house and 9m ² around the garage for a garbage store.

D2 Private Open Space	<p>1. Residential development is to include private open space for each dwelling.</p> <p>2. The minimum area and dimensions of private open space are as follows: Dwelling houses (including dual occupancy) and attached dwellings with 3 or more bedrooms – A total of 60m² with minimum dimensions of 5 metres.</p> <p>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>5. Private open space shall not be located in the primary front building setback.</p> <p>6. Private open space is to be located to maximise solar access.</p>	<p>Existing private open space is to be maintained with the extension of balcony at the front of the dwelling to provide additional private open space.</p> <p>The development maintains an existing open space with an extension of balcony on ground level which exceeds this requirement.</p> <p>Existing private open space can be directly accessed from 'NEW RUMPUS' & 'NEW LIVING'.</p> <p>2.1m high privacy screen will be installed at south side of balcony to ensure privacy.</p> <p>No private open space is located in the primary front building setback.</p> <p>Existing private open space is being retained and it is considered to have adequate solar access.</p>	<p>YES</p> <p>Proposed open space is 82m² directly accessible from living areas.</p>
D3 Noise	<p>Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land</p>	<p>Noise from the site shall not change as the proposed use of the site will remain as dwelling house.</p>	<p>YES</p>

	uses.		
D6 Access to Sunlight	<p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21</p>	<p>Please refer to submitted shadow diagrams.</p> <p>Complies. Please refer to submitted shadow diagrams.</p>	<p>YES. Please refer to submitted shadow diagrams.</p>
D7 Views	Development shall provide for the reasonable sharing of views.	The impact of the proposed development on views from adjoining and nearby properties has been considered.	YES
D8 Privacy	<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (i.e. from less than 9 metres away) into the windows of other dwellings.</p>	<p>The proposed design has taken this into consideration which will have no impact on loss of privacy.</p> <p>The ground level is approximately 6m above the street, which limits overlooking.</p> <p>A privacy screen will be installed to the south side of balcony to optimise privacy.</p> <p>Proposed new windows will not provide direct or close views into the windows of adjoining property.</p>	YES
D9 Building Bulk	1. Side and rear setbacks are to be progressively increased as wall height increases.	The proposed design increases side setback on the northern elevation by 900mm as a minimum and increases to 1500mm.	YES

	<p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <ul style="list-style-type: none"> • The amount of fill is not to exceed one metre in depth. • Fill is not to spread beyond the footprint of the building. • Excavation of the landform is to be minimised. <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p>	<p>2. No large unbroken expanses of continuous wall are proposed.</p> <p>3. No cut and fill is proposed.</p> <p>4. The proposed second storey sets back on the northern side to relate to maximum height requirements.</p> <p>5. No change to existing orientation.</p> <p>6. Noted.</p> <p>7. Existing landscaping is to be retained.</p> <p>8. Design articulates walls on north and east elevation which has minor visibility from street to reduce building mass.</p>	
D10 Building Colours and Materials	<p>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimised through the use of appropriate colours and materials and landscaping.</p>	<p>Noted.</p>	<p>YES</p>

	<p>2. The colours and materials of development on site adjoining, or in close proximity to, bushland areas, waterways or the beach must blend into the natural landscaping.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p>	<p>Noted.</p> <p>The proposed finished will match and complement the existing structure.</p>	
D11 Roofs	<p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>4. Roofs shall incorporate eaves for shading.</p> <p>5. Roofing materials should not cause excessive glare and reflection.</p>	<p>2. The additions have utilised a small pitch roof to match the existing roof pitch to generate a consistent roof line and keep the building height under the height limit.</p> <p>3. Not proposed.</p> <p>4. The additions have incorporated eaves for shading.</p> <p>5. Highly reflective and gloss materials are not proposed.</p>	YES
D13 Front Fences and Front Walls	<p>1. Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character.</p> <p>2. Where a solid fence is required it is to be articulated to provide visual interest and setback to allow for landscaping to soften and screen the appearance of the fence.</p> <p>3. Fences located within the front building setback area are to complement the existing streetscape character.</p>	<p>1. New front fences will be timber, similar to neighbouring properties</p> <p>2. NA</p> <p>3. New front fences will be compatible with the existing streetscape character.</p> <p>4. Noted.</p>	YES

	<p>4. Fences are to be constructed to allow casual surveillance, except where there is excessive noise.</p> <p>5. Gates are not to encroach over the property boundary when opening or closing.</p> <p>6. Fences should complement the architectural period of the building.</p>	<p>5. Gate will open inwards from property boundary.</p> <p>6. New fences will complement the architectural period of the building.</p>	
D14 Site Facilities	<p>1. Site facilities including garbage and recycling enclosure, mail boxes and clothes drying facilities are to be adequate and convenient for users and services and are to have minimal visual impact from public places.</p>	<p>No change to existing mail boxes and clothes drying facilities.</p> <p>A new garbage and recycling enclosure is proposed. Proposal is to be discreet and of minimal bulk.</p>	YES
D15 Side and Rear Fences	<p>1. Generally, side and rear boundary fences are to be no higher than 1.8 metres on level sites, or 1.8 metres measured from the low side where there is a difference in either side of the boundary.</p> <p>2. For sloping sites, the height of fences may be averaged and fences and walls may be regularly stepped.</p> <p>3. All fencing materials are to complement the existing neighbourhood. The use of corrugated metal, barbed wire or broken glass is not permitted.</p>	<p>Not proposed. No change to side and rear fences.</p>	N/A
D16 Swimming Pools and Spa Pools	<p>1. Pools are not to be located in the front building setback.</p>	<p>No change to swimming pool. Existing swimming pool is being retained.</p>	N/A
D20 Safety and Security	<p>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p>	<p>The proposed use of the site is remained as dwelling house. The safety and security of people visiting the proposed development will be addressed by locked access to the internal areas of the existing house.</p>	YES

	<p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p> <p>7. Buildings are to be designed to allow casual surveillance of the street, for example by:</p> <ul style="list-style-type: none"> a) Maximising the glazed shop front on the ground level so that views in and out of the shop can be achieved; b) Providing openings of an adequate size in the upper levels to maximise opportunities for surveillance; c) Locating high use rooms to maximise casual surveillance; d) Clearly displaying the street number on the front of the building in pedestrian view; and e) Ensuring shop fronts are not obscured by planting, signage, awnings and roller shutters. <p>9. Design entrances to buildings from public streets so that:</p> <ul style="list-style-type: none"> a) Building entrances are clearly identifiable, defined, lit and visible. b) Main entrances are clearly identifiable c) Pavement surfaces and signage direct pedestrian movements; and d) Potential conflict between pedestrians and vehicles is avoided. 		
D21 Provision and Location of Utility Services	<p>1. If a proposed development will involve a need for them, utility services must be provided, including provision of the supply of water, gas, telecommunications</p>	<p>No change to existing utility services.</p>	<p>N/A</p>

	and electricity and the satisfactory management of sewage and drainage.		
D22 Conservation of Energy and Water	<p>1. The orientation, layout and landscaping of sites is to make the best use of natural ventilation, daylight and solar energy.</p> <p>2. Site layout and structures are to allow for reasonable solar access for the purposes of water heating and electricity generation and maintain reasonable solar access to adjoining properties.</p> <p>3. Buildings are to be designed to minimize energy and water consumption.</p> <p>4. Landscape design is to assist in the conservation of energy and water.</p> <p>5. Reuse of stormwater for on-site irrigation and domestic use is to be encouraged, subject to consideration of public health risks.</p> <p>6. All development must comply with Council's Water Management Policy.</p>	No change to orientation. The proposed alteration and additions have taken these factors into consideration.	N/A

Table 2: Summary of DCP Compliance.

5.0 CONCLUSION

The proposed development has been assessed in light of Council's planning instruments. The proposal is permissible under the R2 Low Density Residential Zoning under the Warringah Local Environmental Plan 2011. In our opinion, the proposed development is consistent with the relevant objectives of the LEP and the R2 Low Density Residential Zoning as it will maintain the amenity and existing characteristics of the area which is predominantly characterised by free-standing dwelling houses.

The proposal generally complies with relevant LEP and DCP numerical controls. We are seeking precedence of the non-compliance proposal that was approved by Warringah Council in DA2009/1588 which were resolved in a LEP variation request to Council in DA2009/1588.

The design and external appearance of the proposed development is, in our opinion, appropriate and compatible with the development in the locality and is believed to be unlikely to have any adverse effect on the built or natural environment and any adjoining neighbours. It is unlikely to result in any significant loss of amenity to nearby properties. The proposal is also unlikely to have an impact on outlook or views from surrounding properties.

In light of the above considerations, it is our opinion that the proposal is appropriate from a planning point of view and is in the public interest.