

STATEMENT OF ENVIRONMENTAL EFFECTS

Alterations and
Additions

10 William Street,
Fairlight

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Statement of Environmental Effects

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10 William Street, Fairlight

Prepared under instructions from

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1 Introduction

This statement has been prepared as part of the supporting documentation for a Development Application in relation to a single storey addition to the rear of the existing dwelling at the subject site.

The design of the dwelling ensures that the proposed dwelling affords high levels of amenity for future occupants, whilst ensuring high levels of amenity to adjoining properties are retained in relation to privacy, overshadowing and view sharing. The proposal is considered to be appropriate within the streetscape and provides a new dwelling of high architectural merit within the Fairlight area. The existing front façade will be preserved to maintain the streetscape character.

In addition to the Statement of Environmental Effects, the following also accompanies the application:

- Survey;
- Architectural plans
- Arborist Report
- Landscape plan
- BASIX Certificate

In preparation of this document, consideration has been given to the following:

- Environmental Planning and Assessment Act, 1979;
- Manly Local Environmental Plan 2013 and
- Manly Development Control Plan 2013

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the proposed use and associated works.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

2 Site Analysis

2.1 Site Description and Location

The site is identified as being lot 35 in DP 1464 and is known as 10 William Stret, Fairlight. The site has an area of 411.2m² and is generally rectangular in shape. The site has a frontage of 12.19m and has a depth of 33.73m. An aerial location view is provided as figure 1 below.



Figure 1: Site Location Map (Source: Six Maps)

The site is currently developed with a single storey residential dwelling. The topography of the site is generally level and devoid of any significant trees or vegetation.

Development in the local area comprises predominately residential typologies with higher density development located to the south along Sydney Road.



Image 2: Existing dwelling

3 Description of Development

3.1 Details of the Proposed Development

The development application proposed partial demolition of the dwelling to facilitate a single storey addition to the rear as well as single carport. Specifically, the works include:

- Rear extension to create a new open plan kitchen/dining/living space which will open out to the rear private open space area. Attic storage within the roof cavity.
- New carport to the existing hardstand space at the front of the site.
- New shed

A schedule of materials and finishes is proposed on the architectural plans. The new addition will connect to the existing stormwater system on site.

4 Statutory Planning Framework

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 4.15 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential environmental impacts are discussed below.

4.1 Manly Local Environmental Plan 2013

4.1.1 Zoning and Permissibility

The subject site is Zoned R1 General Residential. The objectives of R1 General Residential 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.*

The works relate to alterations and additions to an existing dwelling which is a permissible use in the zone.

4.1.2 Floor Space Ratio

Pursuant to clause 4.4 in the LEP, the site has a maximum floor space ratio (FSR) control calculated at 0.6:1. The objectives of the FSR control are as follows:

- a) *to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,*
- b) *to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,*
- c) *to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,*
- d) *to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,*
- e) *to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.*

The amount of gross floor area permissible for this site is calculated at 246.72m². The proposal provides for 155m² of GFA which equates to an FSR of 0.38:1 which is compliant with the development standard.

4.1.3 Height of Buildings

Pursuant to clause 4.3 in the LEP the max building height is measured at 8.5m. The objectives of the control are as follows:

- a) *to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,*
- b) *to control the bulk and scale of buildings,*
- c) *to minimise disruption to the following:*
 - i. *views to nearby residential development from public spaces (including the harbour and foreshores),*
 - ii. *views from nearby residential development to public spaces (including the harbour and foreshores),*
 - iii. *views between public spaces (including the harbour and foreshores),*

The proposal is for a single storey addition that will sit comfortably under the 8.5m development standard

4.2 Manly Development Control Plan 2013

The relevant provisions of the Manly Development Control Plan 2013 in relation the proposed works are detailed as follows:

Control	Requirement	Proposed	Compliance
Streetscape (Residential Areas) 3.1	Streetscape is defined and represents the inter-relationship between buildings, landscape and open spaces in the street scene. Local amenity and identity are closely linked to streetscape character. Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the	<p>The existing streetscape presentation of the dwelling will be largely preserved. A single carport is proposed to the existing hardstand space which is characteristic of the street.</p> <p>The rear addition will not be readily discernible from the street and sit below the existing roof height.</p>	Yes

Control	Requirement	Proposed	Compliance
	character of the local area.		
Garages, Carports and Hardstand Areas 3.1.1.4	<p>a) Garages, carports and hardstand areas must be designed and sited in a manner that does not to dominate the street frontage by:</p> <p>i) its roof form, material choice and detailing by being subservient to the associated dwelling; and</p> <p>ii) being compatible with the streetscape and the location in relation to front setback criteria.</p> <p>b) Exceptions to setback criteria referred to in this paragraph may be considered where parking structures are a positive element of the streetscape.</p>	<p>A single hardstand space currently services the dwelling. A new open carport is proposed in that location and considered to be consistent with development in the streetscape.</p> <p>A single carport will not result in it becoming a dominant structure in the streetscape and will be subservient to the dwelling.</p> <p>We note that 24 William Street was approved in 2018 (DA2018/0698) with a double carport forward of the building line.</p>	Yes
Sunlight Access and Overshadowing 3.4.1	<p>New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) ; or</p> <p>Where there is no winter sunlight available to open space of adjacent</p>	<p>Shadow diagrams have been prepared and are included within the architectural drawings.</p> <p>The single storey nature of the addition does not give rise to any unreasonable overshadowing impacts and is consistent with the control.</p>	Yes

Control	Requirement	Proposed	Compliance
	properties from 9am to 3pm, the calculations for the purposes of sunlight will relate to the equinox in March and September from 9am to 3pm.		
Privacy and Security 3.4.2	<p>To minimise loss of privacy to adjacent and nearby development by:</p> <ul style="list-style-type: none"> appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings. <p>To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.</p> <p>To encourage awareness of neighbourhood security.</p>	<p>The proposed dwelling will provide for reasonable levels of privacy for adjoining dwellings. The dwelling will remain single storey and, as such, ensures there is little overlooking risk.</p>	Yes
Maintenance of Views	<p>To provide for view sharing for both existing and proposed development and existing</p>	<p>No views will be impacted.</p>	Yes

Control	Requirement	Proposed	Compliance
3.4.3	<p>and future Manly residents.</p> <p>To minimise disruption to views from adjacent and nearby development and views to and from public spaces including views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).</p> <p>To minimise loss of views, including accumulated view loss 'view creep' whilst recognising development may take place in accordance with the other provisions of this Plan.</p>		
Stormwater Management 3.7	<p>To manage urban stormwater within its natural catchments and within the development site without degrading water quality of the catchments or cause erosion and sedimentation.</p> <p>To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding</p>	<p>The new addition can connect to the existing stormwater management system.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	and stormwater inundation.		
Waste Management 3.8	<p>To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD).</p> <p>Encourage environmentally protective waste management practices on construction and demolition sites which include:</p> <ul style="list-style-type: none"> • sorting of waste into appropriate receptors (source separation, reuse and recycling) and ensure appropriate storage and collection of waste and to promote quality design of waste facilities; • adoption of design standards that complement waste collection and management services offered by Council and private service providers; • building designs and demolition and construction management techniques which maximises 	<p>Some partial demolition of the existing dwelling is required and those materials will be disposed of via waste removal contractors or reused/recycled where appropriate.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>avoidance, reuse and recycling of building materials and which will minimise disposal of waste to landfill; and</p> <ul style="list-style-type: none"> appropriately designed waste and recycling receptors are located so as to avoid impact upon surrounding and adjoining neighbours and enclosed in a screened off area. <p>Encourage the ongoing minimisation and management of waste handling in the future use of premises.</p> <p>To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services.</p>		
Safety and Security 3.10	<p>To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.</p> <p>To ensure that the design process for all</p>	<p>The dwelling will continue to facilitate the casual surveillance of the street.</p>	<p>Yes</p>

Control	Requirement	Proposed	Compliance
	<p>development integrate principles of 'Safety in Design' to eliminate or minimise risk to safety and security.</p> <p>To contribute to the safety and security of the public domain.</p>		
Wall Height 4.1.2.1	Approximately 6.5m based on the slope of the land.	The overall height of the addition is measured at 5.37m.	Yes
Number of Storeys 4.1.2.2	2 storeys	Single storey dwelling	Yes
Roof Height 4.1.2.3	Max 2.5m	Achieved	Yes
FSR 4.1.3	0.5:1	0.38:1	Yes
Front Setback 4.1.4.1	Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.	The front setback to the dwelling will be retained. A new carport is proposed forward of the building line and is considered reasonable in this instance, as previously discussed in this report.	Yes
Side Setbacks	1/3 of wall height	The setback to the northern boundary is well in excess of	Yes

Control	Requirement	Proposed	Compliance
4.1.4.2		<p>the requirement to the new addition.</p> <p>The southern side setback is measured at 900mm. The adjacent wall height is measured at 2.685m resulting in a side setback control of 895mm. The side setbacks are consistent with the control.</p>	
Rear Setback 4.1.4.4	8m	<p>The rear setback is measure to the roof overhang feature with the setback compliant to the rear wall façade. The rear setback does align with the adjoining property to the north.</p>	Yes
Open Space and Landscaping	55% Open Space 35% Soft Landscaping	42% (171.3m ²) 69.7% soft landscaping (157.6m ²) <p>It is considered that the non-compliance with the total open space control is acceptable in this instance as soft landscaping on site is well in excess of the requirement. The site provides significant open space areas that will achieve a high level of amenity for the occupants and include large areas of soft landscaping.</p>	No Yes

Control	Requirement	Proposed	Compliance
Parking Design 4.1.6.1	The design and location of all garages, carports or hardstand areas must minimise their visual impact on the streetscape and neighbouring properties and maintain the desired character of the locality.	As mentioned previously, the open single carport forward of the building line is reasonable in this instance and consistent with the streetscape. The carport will be built over the existing hardstand space.	Yes

4.3 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the residential component of the development and aims to encourage sustainable residential development.

A BASIX certificate accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

4.4 Matters for Consideration Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 as Amended

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines (in *italic*) to help identify the issues to be considered have been prepared by the Department of Planning and Environment. The relevant issues are:

(i) The provision of any planning instrument

The proposal is permissible and generally in conformity with the General, Development Type and Locality Specific Controls contained within Manly Development Control Plan.

The proposal succeeds when assessed against the Heads of Consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act, 1979. It is considered that the application, the subject of this document, is appropriate on merit and is worthy of the granting of development consent.

(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has

notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

N/A

(iii) Any development control plan

Manly DCP applies.

(iiia) Any Planning Agreement that has been entered into under section 7.4 or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

N/A

(iv) The Regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

N/A

(v) Any Coastal Zone Management Plan (within the meaning of the Coastal Protection Act 1979)

N/A

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,

Context and Setting

i. What is the relationship to the region and local context in terms of:

The scenic qualities and features of the landscape

The character and amenity of the locality and streetscape

The scale, bulk, height, mass, form, character, density and design of development in the locality

The previous and existing land uses and activities in the locality

The proposed new dwelling is entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

ii. What are the potential impacts on adjacent properties in terms of:

Relationship and compatibility of adjacent land uses?

sunlight access (overshadowing)

visual and acoustic privacy

views and vistas

edge conditions such as boundary treatments and fencing

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form controls.

Access, transport and traffic:

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

Travel Demand

dependency on motor vehicles

traffic generation and the capacity of the local and arterial road network

public transport availability and use (including freight rail where relevant)

conflicts within and between transport modes

Traffic management schemes

Vehicular parking spaces

Existing off-street parking circumstance is maintained with a new carport.

Public Domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will be connected to service the new dwelling.

Flora and Fauna

N/A

Waste Collection

Normal domestic waste collection applies to the existing dwelling house.

Natural hazards

No known hazards

Economic Impact in the locality

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period with respect to the proposed works.

Site Design and Internal Design

Is the development design sensitive to environmental considerations and site attributes including:

size, shape and design of allotments

The proportion of site covered by buildings

the position of buildings

the size (bulk, height, mass), form, appearance and design of buildings

the amount, location, design, use and management of private and communal open space

Landscaping

These matters have been discussed in detail earlier in this report. The potential impacts are minimal and within the scope of the general principles, desired future character and built form controls.

How would the development affect the health and safety of the occupants in terms of:

lighting, ventilation and insulation

building fire risk – prevention and suppression

building materials and finishes

a common wall structure and design

access and facilities for the disabled

likely compliance with the Building Code of Australia

The proposed development will comply with the provisions of the Building Code of Australia as required by Clause 98 of the Environmental Planning and Assessment Regulation 2000. There will be no detrimental effects on the occupants through the building design which will achieve the relevant standards pertaining to health and safety.

Construction

What would be the impacts of construction activities in terms of:

The environmental planning issues listed above

Site safety

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

(c) The suitability of the site for the development

Does the proposal fit in the locality

Are the constraints posed by adjacent development prohibitive

Would development lead to unmanageable transport demands and are there adequate transport facilities in the area

Are utilities and services available to the site adequate for the development

Are the site attributes conducive to development

The site is located in an established residential area. The adjacent development does not impose any unusual or impossible development constraints. The proposed development will not cause excessive or unmanageable levels of transport demand.

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed works.

(d) Any submissions received in accordance with this act or regulations

It is envisaged that Council will appropriately consider any submissions received during the notification period.

(e) The public interest

The architect has responded to the client brief to provide for a dwelling of design merit that provides a high level of amenity for the future occupants whilst appropriately addressing the sites setting and maintaining the amenity of the nearby residential properties. The development will provide a quality built form outcome on the site.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of good design that satisfies the outcomes and controls contained within the adopted legislative framework. Accordingly, approval of the development would be in the public interest.

5 Conclusion

The proposed alterations and additions are permissible with consent and consistent with the intent of the LEP and DCP controls as they are reasonably applied to the proposal. The works comprise a modest single storey rear extension that poses little risk to the amenity of adjoining properties with regard to privacy and solar access. The single open carport is consistent with the streetscape character and will be subservient to the dwelling.

It is considered that the proposal is appropriate on merit and is worthy of the granting of development consent for the following reasons:

- The application has considered and satisfies the various relevant planning controls applicable to the site and the proposed development.
- The proposed dwelling is compatible with the existing streetscape and development in the local area generally.
- The proposed dwelling will have a satisfactory impact on the environmental quality of the land and the amenity of surrounding properties.
- The site is assessed as suitable for the proposal, having regard to the relevant land use and planning requirements.

It is considered that the public interest is best served in providing certainty in the planning process through encouraging development of exceptional design merit, that satisfies the outcomes and controls contained within the adopted legislative framework.

Having given due consideration to the matters pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

Kind regards,

William Fleming
Director
BBF Town Planners