

STATEMENT OF ENVIRONMENTAL EFFECTS

DA APPLICATION

43 PITTWATER ROAD, MANLY

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Figure 1: 43 Pittwater Road facade taken from Pittwater Road. No Changes are proposed to this elevation.

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1.0 INTRODUCTION

It is proposed to modify an existing Development Consent for a residence at 43 Pittwater Road, Manly. Particular care has been taken to minimise impacts on neighbouring residents in terms of views, overshadowing and privacy, recognising the relationship of the site to the neighbouring dwelling houses.

In this report the proposal is presented and assessed in relation to the relevant documentation being:

- *Manly Local Environmental Plan 2013*
- *Manly Development Control Plan (DCP) 2013*
- *BASIX GUIDELINES*
- *S.79C of the Environmental Planning & Assessment Act 1979 (EP&A)*

Accompanying the application is:

- *Plans, Elevations and Shadow Diagrams prepared by Marston Architects;*
- *BASIX Certificate A392714*
- *Schedule of external building materials and finishes*

It is our opinion that the proposal meets the criteria and objectives of the Manly Local Environmental Plan 2013 and Residential DCP. It is concluded that the proposal is worthy of development consent, in the circumstances of the case and as considered under S.79C of the EP&A Act 1979

2.0 THE SITE

The site is a single lot located on the western side of Pittwater Road. It forms one of eight terrace houses, some of which have undergone similar size developments to the one proposed.

The immediate area comprises of a mixture of single detached/attached dwellings as well as commercial and retail developments of various scale and architectural styles.

The site is marked below in yellow shows the site as a heritage significant item thus importance was taken so as the additions do not alter the existing main roof form or facade as viewed from Pittwater Road.

2.1 THE CONTEXT

The site topography is level with a slight slope evident towards Manly Beach, to the east. The major topographical feature in the vicinity is the rock escarpment situated to the west of the site, between Kangaroo Lane (lower) and Kangaroo Street (upper)

The site is one of eight intact Federation Terrace Houses aesthetically significant as a coherent group framed at either end by projecting shop terraces set to the alignment of the road. They are listed as a group heritage item in Schedule 5 of Manly LEP 2013. Similar alterations have been approved for the immediate neighbours to the north of the subject site, including:

No. 47 Pittwater Road: Ground level extends to both side boundaries. Upper level extends to match proposal.

NO.45 Pittwater Road: DA approved for top floor addition and ground level to extend to both boundaries.



Figure 2. Image shows rear of NO.49 which extends full width of the site as well as NO.47 Pittwater Road which includes a top floor addition. Photo taken by Marston Architects.



Figure 3. LEP Heritage Map HER_003 indicating the location of No 43 in yellow within the The Pittwater Road terrace group. Source; Planning Portal, NSW Department of Planning & Environment

3.0 PROPOSED MODIFICATIONS

The development application proposes to alter the existing DEVELOPMENT CONSENT DA 2019/1126 by:

ALTERATION - LOWER LEVEL

- Extend ground floor to southern boundary as per Approved DA of the neighbour no.45 Pittwater Road and existing extent of No.47 and 49 Pittwater Road
- New internal Stair
- New bathroom
- New roof with highlight windows to the north for solar access.
- Alteration to rear window (W2)

ALTERATION - TOP LEVEL

- Extend Floor plate by 1.8m
- New Juliet balcony and Window 03 off new bedroom
- New Bathroom

EXTERNAL WORKS

- New Deck to rear

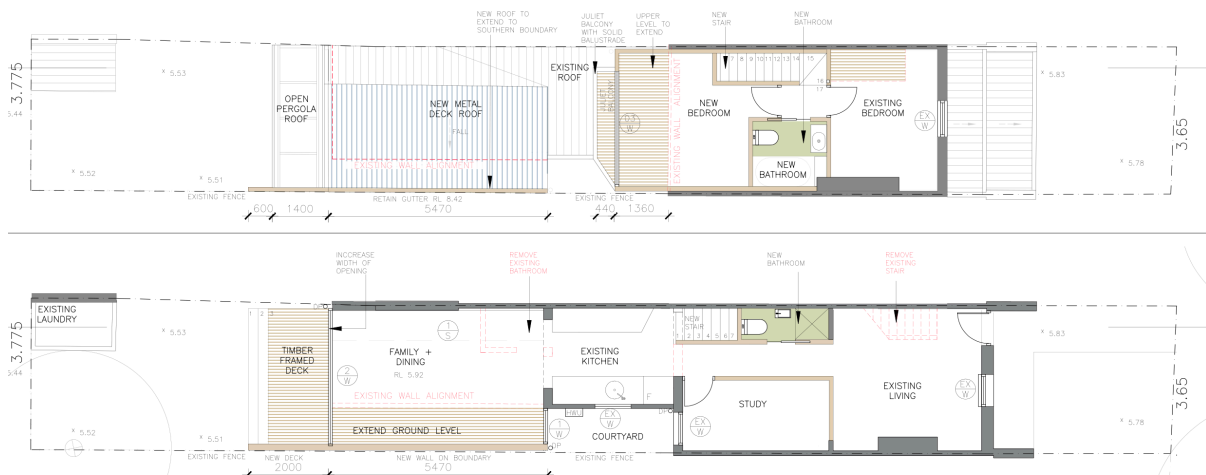


Figure 4. Ground and First Floor plans. Modifications shown coloured. Source: Marston Architects

4.0 DEVELOPMENT ASSESSMENT

The proposed development proposes no change to the land use as approved by Northern Beaches Council under DA 2019/1126.

The consent would be consistent with neighbouring properties.

The modified built form does not change or impact the external presentation of the approved development as it is viewed from the public domain along Pittwater Road. The additional floor space proposed is consistent with neighbouring developments and does not contribute to unnecessary bulk, rather lending itself to passive solar design.

The proposed modifications do not result in adverse visual or amenity impacts as demonstrated in the below shadow diagrams shown in min-winter solstice. Existing Shadows to private open space remain largely unchanged.

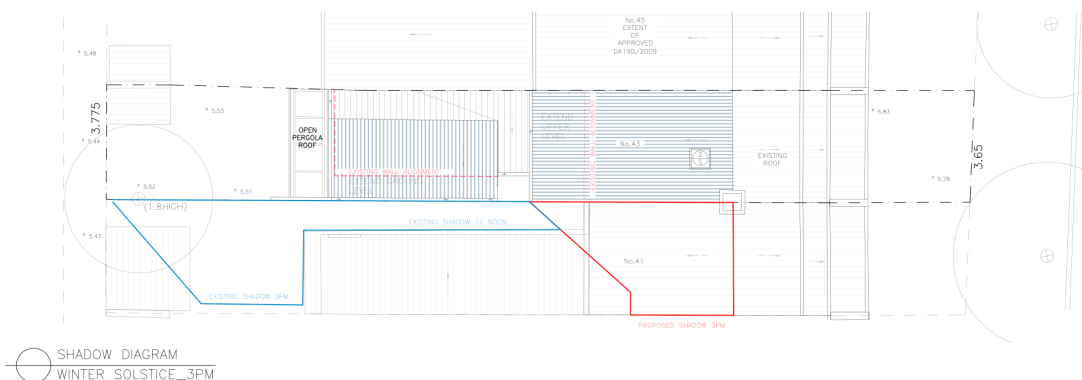
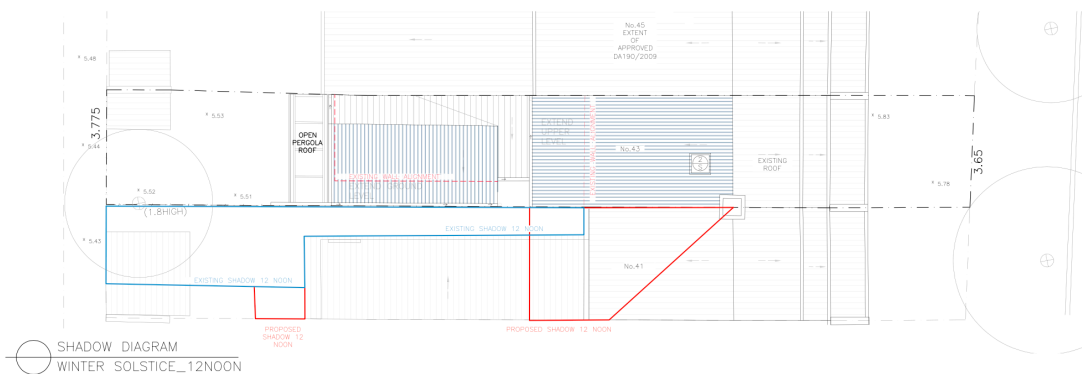
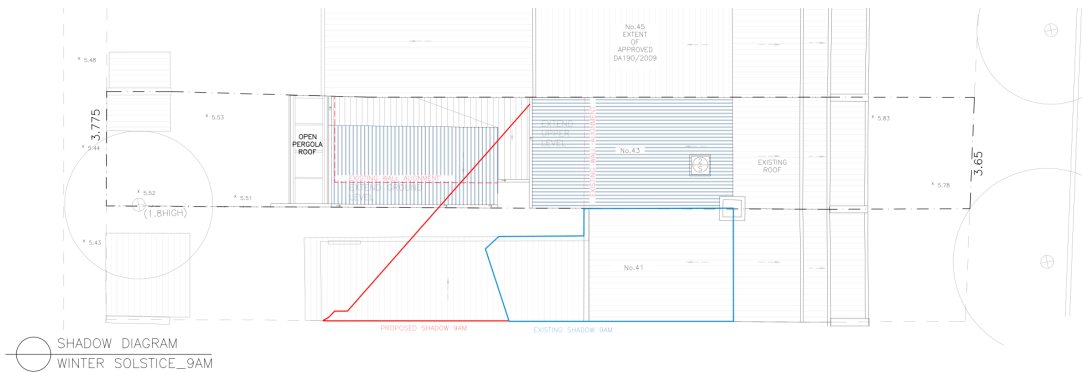


Figure 5. Additional shadow shown in red. Additional shadows do not result in adverse impacts on living spaces or outdoor areas of no.41 Pittwater road. Source Marston Architects.

5.0 PLANNING CONTROLS

5.1 State Environmental Planning Policy (BASIX)

SEPP (Building Sustainability Index: BASIX) 2004 commenced on 1 July 2004. The proposed modifications continue to satisfy the BASIX provision and a review BASIX certificate has been provided.

5.2 Manly Local Environmental Plan 2013

The Manly LEP 2013 applies to the subject site which is identified as being within zone B2- Local Centre. No change to the existing use is proposed, thus the subject site benefits from existing use rights.

OBJECTIVES OF B2 ZONE

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure amenity for the people who live in the local centre in relation to noise, odour, delivery of materials and use of machinery.*

Response

The proposed modifications will not adversely compromise on the ability for the development (as modified) to remain consistent, where applicable, with the objectives of the zone.

CLAUSE 4.3 HEIGHT OF BUILDINGS

The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map which in this case is 15m

- *to ensure that any building, by virtue of its height and scale, is consistent with the desired character of the locality,*
- *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- *to minimise any overshadowing of neighbouring properties,*
- *to allow for the reasonable sharing of views,*
- *to encourage buildings that are designed to respond sensitively to the natural topography,*
- *to minimise the adverse visual impact of development on the natural environment, heritage conservation areas and heritage items.*

Response

The proposed modifications remain below the existing ridge of the dwelling which remains below the 15m height limit prescribed to the site.

CLAUSE 4.4 FLOOR SPACE RATIO

The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map which in this case is 2:1.

- to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,*
- to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,*
- to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,*
- to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain*

Response

The proposal seeks an increase of 7.7m² to the floor area. This equates to a proposed GFA of 73.9sqm which equates to 0.71:1 complying with the 2:1 standard.

CLAUSE 5.10 HERITAGE CONSERVATION

Given the proposed modifications remain at the rear of the dwelling whereby visually obscured from Pittwater Road, it can be assumed that no additional impacts are envisaged to result on heritage grounds.

CLAUSE 6.2 EARTHWORKS

The proposal does not necessitate the need for any excessive excavation works which are limited to that required for the provision of small footings enabling the extension. Appropriate measures will be put in place to ensure there are no adverse impacts to the environment.

CLAUSE 6.4 STORMWATER

All additional Stormwater proposed to be generated by the modifications will be connected to the existing stormwater system.

5.3 Manly Development Control Plan 2013

The minor modifications by virtue of their siting and scale will not be perceived as inappropriate or jarring in a streetscape context. The resulting scale of the modifications remain compatible with the unity and form observed by the remaining group of terraces the dwelling it is located amongst.

The revised shadow diagrams accompanying this application demonstrate that the extent of additional shadow likely to be cast by the modified building volume is not unreasonable.

Furthermore, no adverse privacy and or acoustic impacts will result. Reciprocal privacy outcomes will be maintained between this and neighbouring dwellings.

While the modifications do propose to alter the approved side setback line, this outcome will bring the development into more unity with the underlying intent of the objectives and controls which aims to site buildings along site boundaries. The proposed side setbacks remain commensurate with the established building lines observed by the established group of buildings the subject dwelling is located amongst.

CONCLUSION

The form and scale of the proposed changes do not adversely impact on the external presentation of the approved development as viewed from the public domain along Pittwater Road. The changes are minor which will allow the occupants to take better advantage of the site. The proposal is consistent with previous developments in the area.

It is our view that the changes proposed are consistent with the intentions of the LEP and DCP and the scale and intensity of development in the locality.