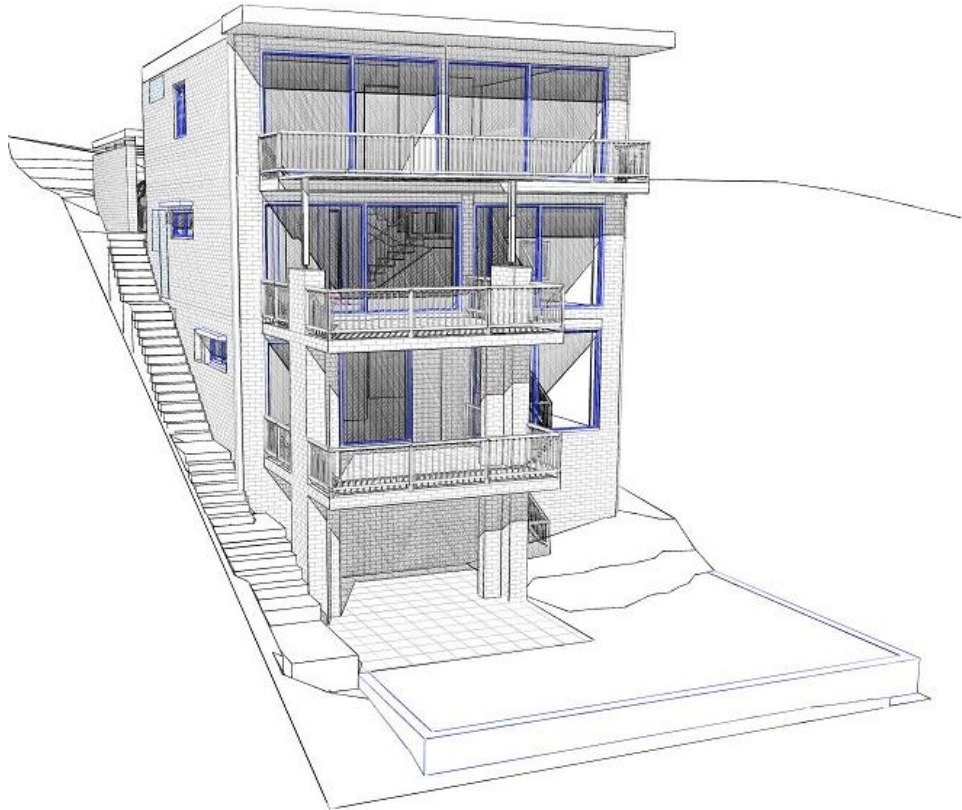


STATEMENT OF ENVIRONMENTAL EFFECT
BUILDING CERTIFICATE
PROPERTY : 5 Barrabooka St, Clontarf 2093
OWNER : John Athas
APPLICANT : Architecture Pty Ltd



Introduction:

This Statement of Environmental Effects has been prepared to form part of a Building Certificate Application to Manly Council. Consent is sought for alterations and additions at 5 Barrabooka St, Clontarf 2093. A Development Application is submitted pursuant to the provisions of Manly Local Environment Plan (LEP) 2013. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 15 Sec. K in DP 2610

The site is situated within a residential zone.

The site is rectangular in shape with a significant slope downhill from the street to the rear boundary (East to West).

Site area: 469.4m²

The subject site is surrounded by 1, 2 & 3 storey residential dwellings.

Project aims and objectives

-To integrate the replacement of windows, front boundary fence and improve gardens with the existing building the surrounds and the desired future character of the locality.

-To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.

-To create a more livable space and amenity for the occupants, while creating additional elements which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the additional elements are sympathetic to surrounding development and make allowances for environmental objectives (i.e. solar penetration, privacy, minimising of shadows etc).

Proposed finishes are varied between tiles, sandstone, render and glass, to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing structures are of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building elements integrate within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding building elements. Thus, the development is in keeping with the surrounding scale of developments.

Design Proposal

It is proposed for replacement of windows, front boundary fence and improve gardens with the existing building and the surrounds.

MLEP 2013 Map Considerations (as relevant)**Land Zoning Map - Sheet LZN_004**

Comment:

E3 Environmental Management

Floor Space Ratio Map _004

Comment:

N/A – No change to existing

Height of Building Map Sheet HOB_004

Comment:

N/A – No change to existing

Heritage Map Sheet HER_004

Comment:

N/A

Acid Sulfate Soils Map Landslide Risk Map Sheet CL1_004

Comment:

N/A

Foreshore Scenic Protection Area Map Sheet FSP_004

Comment:

Minimal Environmental Impact if any resulting in upgrading of existing landscaping areas in keeping with complimenting the established landscaped character.

Terrestrial Biodiversity Map Wetlands Map Watercourse Map Sheet CL2_004

Comment:

Minimal Environmental Impact if any resulting in upgrading of existing landscaping areas

Active Street Frontages Map Sheet ASF_004

Comment:

N/A

Foreshore Building Line Map Sheet FBL_004

Comment:

N/A

MLEP 2013 Considerations (as relevant)

Part 4.3 Height of Buildings

(1) The objectives of this clause 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),
 - (d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,
 - (e) to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.
- (2) 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](#).

Comment:

N/A – No change to existing

DCP Plan 2013 Considerations (as relevant)

4.1.2 Height of Buildings

Comment:

N/A – No change to existing

4.1.3 Floor Space Ratio (FSR)

Comment:

N/A – No change to existing

4.1.4 Setbacks (front, side and rear)

Comment:

N/A – No change to existing

4.1.4.5 Foreshore Building Lines and Foreshore Area

Comment:

Minimal Environmental Impact if any resulting in upgrading of existing landscaping areas in keeping with complimenting the established landscaped character.

4.1.5 Open Space and Landscaping

Comment:

N/A – No change to existing

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

Comment:

N/A – No change to existing

4.1.7 First Floor and Roof Additions

Comment:

N/A – No change to existing

4.1.8 Development on Sloping Sites

Comment:

N/A – No change to existing

4.1.9 Swimming Pools, Spas and Water Features

Comment:

N/A – No change to existing

4.1.10 Fencing

Comment:

N/A – No change to existing

MLEP Summary

The proposed alterations and additions to existing residential dwelling are designed to enhance and integrate within the local context and are therefore consistent with the existing and desired future characteristic of the area. The proposed development is consistent with the general principles of MLEP2013, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, bulk and scale;
- There is no significant or detrimental overshadowing to adjoining private open space or neighbouring residential properties, as no change to existing building.
- The design, colour, and materials used are in keeping with the style of the surrounding area.
- The proposed alterations maintain the visual pattern and predominant scale of building elements in the locality and the immediate context.

Summary

The proposed alterations and additions to existing residential dwelling are designed to enhance and integrate within the local residential area and is therefore consistent with the objectives of Manly Council's LEP and DCP.

Hence, it is my professional opinion that there would be no detrimental impact to the surrounding built environment in this instance.

Darren Tye

Architexture Pty Ltd