

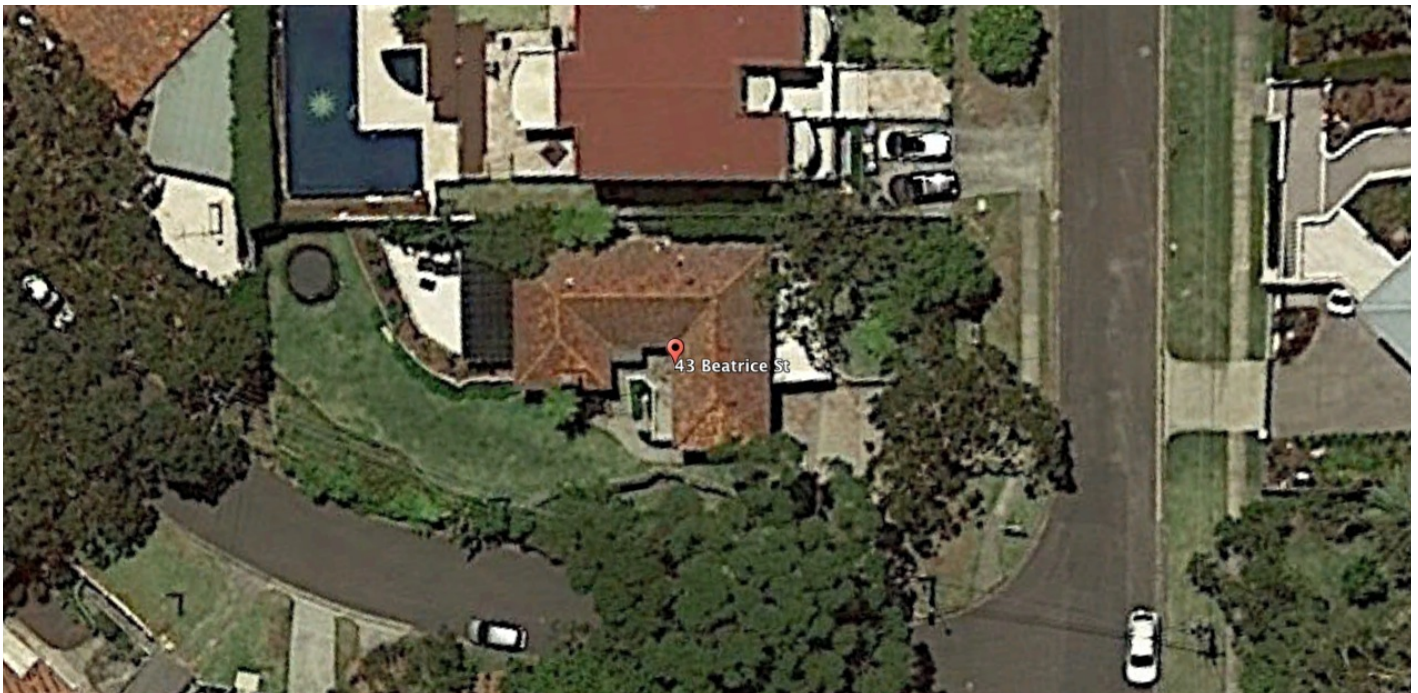


Statement of Environmental Effects

43 Beatrice Street, Balgowlah Heights

Report Prepared for Paul Cottee

by Site Specific Designs



PART A

Site Description and Analysis

Lot 101 DP 9999

The site is an irregular shape being a corner block which falls consistently from North to South towards Gordon Street from 3 - 4.8m. It is 707 m² and is located on the low side of Beatrice Street, and the high side of Gordon street. It has an existing brick and tile cottage centred on the site containing three bedrooms and a terrace facing the backyard and views of Middle Harbour.

The site has a three storey house on its northern boundary (No. 45), with the other three boundaries adjoining Beatrice and Gordon Street.

The site also has many small established trees/shrubs as well as large areas of lawn and concrete driveway as seen on the google earth map above.

Proposed Development

The Additions and Alterations include removing the existing rear terrace and garden beds and replacing it with a new covered deck and with a lower level deck, pool and spa.

The existing backyard is predominantly high water usage lawn, so replacing this with a pool and deck will not impact on storm water from the site, or reduction in native vegetation. This addition has minimal impact on the neighbouring dwelling as the site sits more than 1m below and falls more than 2 m across the site. The neighbouring dwelling has a pool in the backyard in a similar location which is elevated 1.3m due to the sloping site. The proposed new pool is more than 7m away from Gordon street and sits behind established vegetation, providing minimal impact to the streetview.



Street View of Number 43 Beatrice Street from Gordon Street, Balgowlah Heights

The resulting design reinforces the terraced topography surrounding the current dwelling and landscaping, by creating an additional recreational area off the primary living space which is in keeping with the neighbouring dwellings, minimising additional bulk, whilst maintaining views, amenity and solar access to neighbouring sites.

PART B - BUILT FORM

Heights and Setbacks

The existing primary street front setback for the house is maintained at 12.2m to the front wall and 8m to the deck facing Beatrice Street, and 2.5m from the secondary street front at Gordon Street. The wall setbacks to the street fronts are unchanged with the new pool setback to the side boundary and secondary street proposed at 1m to the deck and fence and 1.5m to the water line as required in the DCP 4.1.9.2.

The rear setback to the existing terrace is 13.4m and 17.9m to the house. We are proposing the new covered terrace has a 6.7m rear setback, with the pool deck closer at 4m. The proposed new pool deck is approximately 1.8m below the neighbouring pool deck and although is more than 1m above the natural ground line, it is more than 4m to the boundary and 11m away from the street below providing a generous areas for landscaping. It will be hidden behind a dense landscape screening on the western street boundary, creating a modest addition to the streetscape that is subservient to the house and landscaping, complying with the intentions of the DCP.

The side boundary setbacks proposed for the northern boundary wall of the terrace is 0.9m for a wall 1.2m high and adjustable privacy screening above. The overall height of this screen is less than 3m and so compliant with councils requirements. The neighbouring pool is elevated approximately 1.3m above the terrace with the neighbours main deck sitting approximately 1.8m higher resulting in minimal impact from the proposed new pergola which sits below the deck level as seen in the photographs below and on the Western elevation DA04.



View of backyard from Number 43 Beatrice Street looking towards Number 45



View from Number 45 Beatrice Street looking South towards Number 43

The maximum height of the existing house is 6.2m and the proposed new pergola is 3m. The allowable maximum height of 8.5m is well above the proposed new work and existing home.

Bulk and Scale

The introduction of the new flat pergola roof to the terrace addition, is positioned approximately 160mm below the neighbouring deck and 3.35m away from the southern side of the deck. There are

existing established palms that provide privacy between the dwellings and with adjustable shutters proposed along this boundary with the covered pergola, acoustic separation is also achieved.

The new pool sits above the ground level at a similar level to the existing garden bed being removed, with the terrace then stepping up again to the floor level of the home in harmony with the existing topography on the site. (Refer to the photograph on Page 4) With proposed garden beds along the Northern and western boundaries the new additions are softened and a human scale is created from neighbouring street views.

The allowable Floor Space Ratio(FSR) for the home is 0.45, calculated from the Gross Floor Area over the Site Area. The Gross Floor Area is 132m² over a site area of 707m². This calculates to an FSR of 0.18:1 being compliant with the LEP requirements.

By utilising existing terrace locations and introducing low pitched flat roofs sitting close to the fenceline, and below neighbouring decks, the impact of the additional building bulk and scale has been minimised with the modest sized 49 m² addition. The design maintains the visual character of the site with the landscape and townscape features being kept and is consistent with the existing street scape character being a mix of freestanding two storey cottages and contemporary homes.

Access to Sunlight, Views and Privacy

The shadow diagrams show a no additional overshadowing on the neighbouring property No.45 at 9am, 12 Noon or 3pm on the 21st June , Winter Solstice. The majority of the shadows fall on the site itself or on the landscaped road reserve, having minimal additional impact to the access of sunlight for the house, or neighbouring homes.

The proposed extended terrace is located 900mm off the northern boundary with an existing 2m high masonry wall on the boundary. Its floor level is 3.2m below the neighbouring dwelling, and with a covered pergola and screening, privacy is provided that is visual and acoustic between dwellings. Sitting at this lower level on the terrace, the water views are directed towards the South and South-West of the site, and with the proposal stepping down the site, and opening to these views, overlooking is minimised with the neighbouring houses many meters below and between 18 -30m away.(See photograph below)



PART C -DESIGN

Site coverage and landscaping

The proposed design has been carefully located over the existing terrace and garden bed, with minimal increase to the site coverage, for the new decks and pool.

The site planning also seriously considered the existing vegetation on and surrounding the site due to there being existing established native trees and shrubs. The new pool and decks are located over existing high water usage grass, not native gardens or existing shrubs and so result in minimal impact to the existing landscaping on the site.

The proposal produces a Total Open Space of 409.33m²(57.9%), utilising the large existing setbacks to the front and side of the property which is compliant with the 55% requirement. The Soft Landscaped Space of 256.76m² (36.3%), including the existing front, side and rear gardens which all form a green border to the site, and is compliant with the 35% requirement.

Orientation and energy efficiency

There has been a strong desire in the design to follow basic solar passive design principles to increase the inherent comfort of the living spaces, and minimise the use of energy requirements. By introducing the large covered pergola over the terrace and off the living/dining space it reduces the heat gain to the home from lunchtime until the late afternoons.

The pool location on the South West allows for sea breezes to float across the water and cool down the terrace on a hot afternoon.

The colours and materials selected for the walls, deck and pergola are of natural colours which have a mid tone palette ensuring the visual character of the house and garden merge seamlessly into the natural environment.

PART D - SITING FACTORS

Traffic

The existing driveway and access from Gordon Street is to remain unchanged. The existing hardstands and the garage accommodate two to three cars and this is unchanged.

Stormwater, erosion and sediment control

There is minimal additional hard surface area and as such doesn't require an additional on site detention or storm water disposal system. It is proposed that the new works will connect to the existing system which has the capacity to absorb the 49m² of pergola roof area. There is also a new 1800Ltr Rainwater Tank proposed on the northern side of the home, to be used for garden watering and pool top up which should reduce the burden of additional roof water to the existing system.

The current system connects via gravity to the street and the new overflow from the rain water tank will also connect to this system.

During the site works, sediment control fencing will be used along the length of the southern and western boundaries. The existing garden areas downslope from the retaining wall and front fence will be maintained during construction, along with an additional sediment controls to the driveway crossing, to minimise waste flowing into the storm water systems. Vehicle access will be restricted to outside the construction zone where possible and a wash zone will be designated to keep any contaminated water away from the storm water system.

Site Stability - Geotechnical Hazards

The site is not located within the Landslip Risk Area of councils mapping, but has the geology of the land generally shallow residual soils developed on Hawkesbury Sandstone. There are sandstone bedrock outcrops for the first 5-10 m of the site and a level lawn terrace at the back of the site with existing retaining walls and terracing. Based on this preliminary assessment of the site and the proposed development it is considered that a detailed Landslip Assessment is not required for this Development.

Excavation, Demolition & Waste Management

The proposal includes minimal excavation and due to the topography of the site, with the pool partially in ground, and partially above. The excavation required is less than 1m deep, and the decks are to be elevated on piers, so no major fill is required.

It is proposed to separate all waste during demolition and re-use sandstone for new walls and relocate existing plants. All concrete to be washed and recycled, and all timber to be recycled at Kimbriki Tip. All other waste to be removed in skip bins located within the site.

Other waste management strategies include ordering minimal quantities of materials, avoiding off cuts, and using any pre-fabricated components where possible.

Conclusion

The development application seeks approval for an extended terrace addition, new pergola, new pool and deck with fencing, and minor demolition at 43 Beatrice Street Balgowlah.

The Objectives of Swimming Pool Design in the Manly DCP 4.1.9 are;

Objective 1) To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties and to minimise the impact of filter noise on neighbouring properties;

Objective 2) To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality;

Objective 3) To integrate landscaping; and

Objective 4) To become an emergency water resource in bush fire prone areas.

The design has strongly considered the impacts, environmental and visual from the proposal on neighbouring dwellings and sought to minimise these with carefully considered location and siting of the additions and meets the objectives of the DCP.

The additions improve the quality of living within the home by adding additional area required for the active family, and by utilising solar passive strategies, reducing energy demands within the home. The result is a home that is compact but provides comfortable spaces which flow into each other and engage with the outdoor environment.

The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area, is in keeping with the aims and objectives of Manly Councils LEP and DCP 2013 policies and makes an improvement to the area over the current building on the site.

Compliance Standards

Standard	Requirement	Proposed	Compliance
Max. Height	8.5m	6.2m	Yes
Front Setback	ave 10.2m	12.2m and 8m	Yes
Side Setback North	0.9m	0.9m	Yes
Side Setback South	1.28m House, 1m Pool	2.5m, and 1.0m	Yes
Landscaping	35%	36.3% 256.76m ²	Yes
Open Space	55%	57.9% 409.33m ²	Yes

Colours and Finishes -

43 Beatrice Street, Balgowlah Heights

Roof and gutters- Colorbond 'Shale Grey'

Windows and Doors - Powder coated Aluminium 'White'

Exterior brick walls - Rendered - Dulux 'White Duck'

Sandstone Cladding - from local Quarry

Timber Trims and Eaves - Dulux 'White on White' tbc

Colorbond®

						
Manor Red®	Terrain®	Jasper®	Sandbank®	Paperbark®	Classic Cream™	Evening Haze®
						
Dune®	Shale Grey™	Surfmist®	Windspray®	Wallaby™	Bushland®	Cove™
						
Gully™	Basalt™	Ironstone®	Pale Eucalypt®	Wilderness®	Cottage Green®	Mangrove™
						
Woodland Grey®	Deep Ocean®	Monument®	Night Sky®	Classic Cedar®	Caoba®	Zincalume®