

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany:

Proposed Alterations & First Floor Addition to an Existing Semi-Detached Dwelling



**Lot B in Folio A/328579B known as
79B Wanganella Street, Balgowlah**

**Mr & Mrs Perry – Job No.1923
June 2022**

Introduction

This Statement of Environmental Effects has been prepared to accompany a development application submitted to Northern Beaches Council by Addbuild Master Builders.

Approval is being sought for internal alterations to the ground floor and a new first floor addition to the existing single storey dwelling at Lot B in Folio A/328579B, known as 79B Wanganella Street, Balgowlah situated in the Northern Beaches Local Government Area.

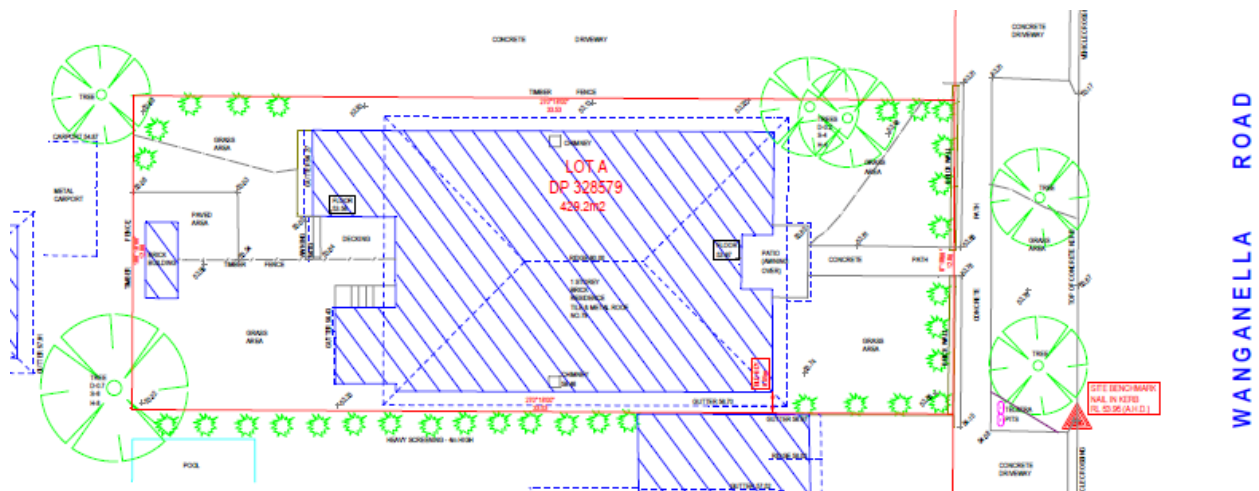
This report will seek to address a number of issues relating to the proposal including a description of the subject site and surrounding development. The report also contains a detailed description of the proposal and the relevant planning controls and assessment of the proposal having regard to the relevant controls and policy.

This report will also seek to conclude that the proposal is an acceptable development of the site, is compatible with the zone objectives and relevant design guidelines and controls, has no impact on adjoining properties or the streetscape, is consistent with the scale and form of existing residential developments in the immediate locality, and is therefore worthy of approval.

Site Description and Surrounds

Location

The site is described as Lot B in Folio A/328579B, known as 79B Wanganella Street, Balgowlah. The property is rectangular in shape with a frontage of 12.8m and a depth of 33.53m, providing a total land area of 429.2m².



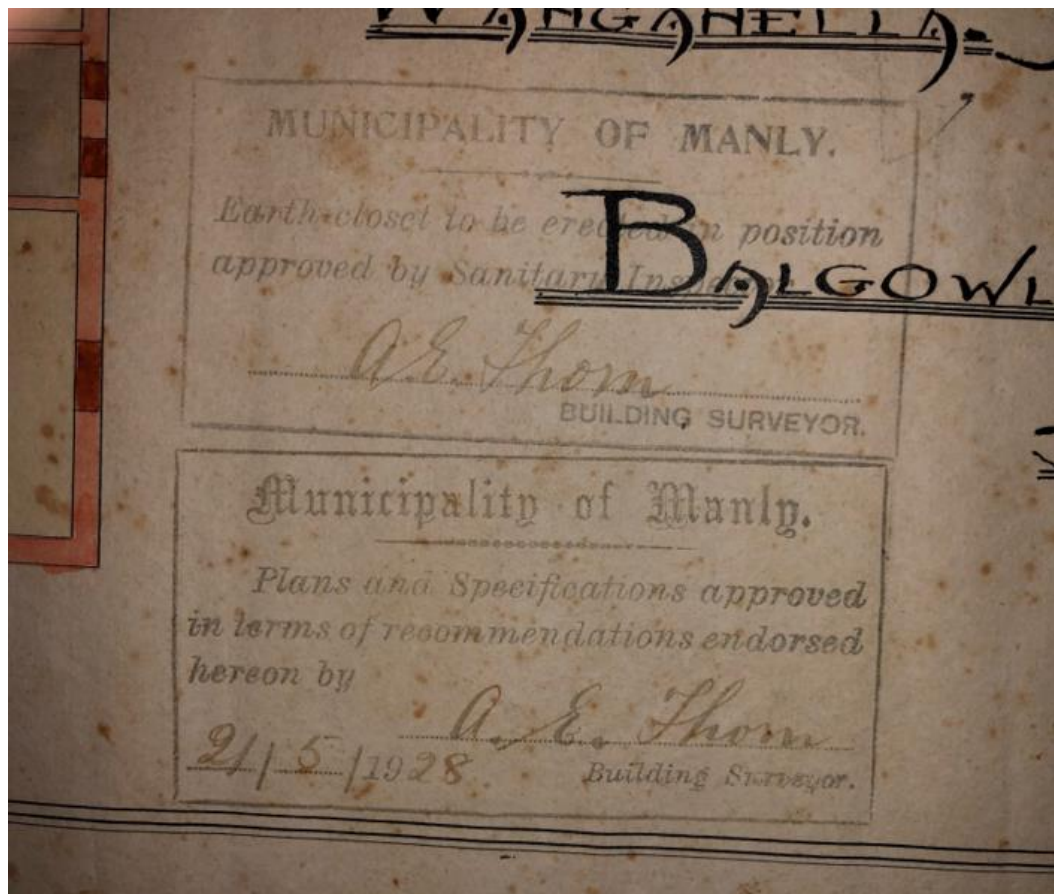
Site Description

The subject site is located on the western side of Wanganella Road which comprises a pair of single storey semi-detached dwellings. The lot is generally level and is well landscaped, with no significant stands of vegetation that require to be removed in order to accommodate the new addition. The site is serviced by town water, electricity, phone and sewerage.

The land currently accommodates a pair of single storey semi-detached residences with a combined floor area of 161.64m². The residence the subject of this addition consists of two (2) bedrooms, kitchen, lounge/dining, bathroom, laundry, study and covered deck at the rear.

History

A Building Application for the pair of semi-detached dwellings was approved by then Manly Municipal Council in May 1928 as identified on the original stamped plan. The dwellings were a mirror image of each other as pictured in the following plan.

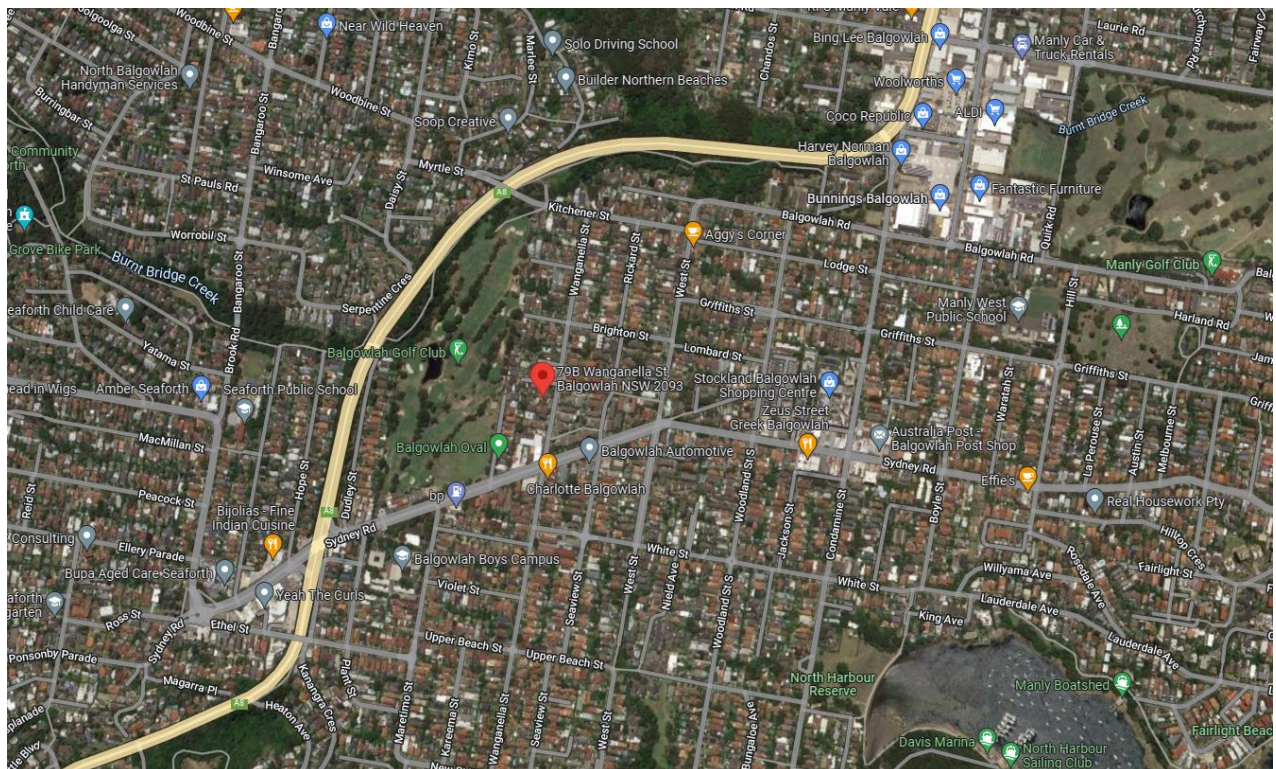


In April 1964, Council approved a rear extension to 79A which comprised an additional room and porch. No further records could be found due to fire damage at Council Chambers in the 1950's at which time numerous records were destroyed.

The property was known as 79 Wanganella Road and Council holds no record of the dwellings being identified as 79A and 79B, as they are identified today, thus it must be treated as a whole. A Title Search of the property shows that the Land Registry Services identifies the property as having separate Folios, A/328579A and A/328579B.

Surrounding Development

The subject site is located within an established residential area containing predominantly detached two storey and single storey dwelling houses, and multi-dwelling housing. The immediate locality is best described as predominantly residential in nature with a mix of detached dwellings and there are numerous examples of modern style residential dwellings.



Source: Google Map directory / 79B Wanganella Road, Balgowlah

Present and Previous Use

Due to the age of the dwelling, the use has not changed and it is unlikely that the site was subject to contaminating activity. There is no change to this existing residential use as a result of this proposal.

Development Proposal

The application before Council involves alterations to an existing semi-detached dwelling and first floor addition. It is proposed to extend the existing dwelling to provide the level of accommodation required by the owner and occupants. Further this shall be done in a sympathetic style to the existing dwelling and those adjoining and adjacent to it thus minimising any perceived adverse impact by or upon the property.

The proposed alterations and additions consist of a first floor addition with associated internal renovation/alterations to the ground floor of the residence in order to provide a new internal staircase access to proposed first floor level.

Ground Floor - Internal alterations to the ground floor of the residence in order to provide a new internal staircase access to proposed first floor level. Demolition of study and deck at the rear and construction of a new covered deck that spans the width of the dwelling.

First Floor - Construction of three (3) new bedrooms, ensuite, separate WC, laundry and balcony at rear.

External – New terracotta roof tiles over the proposed first floor addition to match existing. Painting and external finishes in keeping with existing residence and defined character of area. The extent of the proposed works is detailed on the plans prepared by Addbuild Master Builders.

Calculations

Existing Residence (combined)

Site area	429.20m ²	
Floor area	161.64m ²	
Out building	4.10m ²	
Existing Hardstand area	19.13m ²	
Gross floor area	165.74m ²	(floor space ratio of 0.39:1)
Site coverage	180.76m ²	or 42%
Landscape area	198.90m ²	or 46%

Proposed Residence (combined)

Ground floor area	150.03m ²	
First floor area	51.94m ²	
Gross floor area	206.07m ²	(floor space ratio of 0.48:1)
Site coverage	172.79m ²	or 40%
Landscape area	201.54m ²	or 46%
Private open space	125.54m ²	or 29%

Development Compliance

In providing this preliminary review (assessment) of the proposed development, consideration has been given to the following statutory and non-statutory controls:-

- ☐ Environmental Planning & Assessment Act 1979
- ☐ Manly Local Environmental Plan 2013 ("LEP")
- ☐ Manly Development Control Plan 2013 ("DCP")

The subject land is zoned **R1 General Residential** in accordance with the LEP and located within Density Area D4 in accordance with Schedule 1 Map A of the DCP.

The proposal constitutes alterations and additions to the existing **semi-detached dwelling** and is therefore permissible in the zone subject to Council consent. The works proposed do not constitute Complying Development under the LEP. The site is not listed as a Heritage item nor is it located in a heritage conservation area. The subject site is identified as being potentially affected by Landslip.

Building Controls

Standard	Requirement	Proposed	Compliance
Front setback	Consistent with prevailing or 6m	GF - 7.37m (unchanged by proposal) FF – 10.57m	Yes
Side setback	Follow the existing ground floor wall setbacks	GF – 1.33m (unchanged by proposal) FF – 1.6m	Yes
Rear setback	8m	10.7m	Yes
Building height	8.5m	8.14m	Yes
Wall height	6.5m	6.77m	No
Storeys	2	2	Yes
Roof pitch	35°	22°	Yes
Roof height	2.5m	1.16m	Yes
FSR	0.5:1	0.39:1	Yes
Private open space	50%	29%	No
Landscaped area	35%	46%	Yes

Wall Height Non-Compliance

4.1.2.1 of the DCP requires buildings to have a maximum wall height of 6.5m. The first floor addition proposes a wall height of 6.77m, an exceedance of 0.27cm. However, the building on the adjoining property enjoys a substantial separation provided by its access driveway. Privacy concerns are mitigated by highlight windows to the habitable rooms of the subject first floor addition.

The over building height complies with the 8.5m height limit and the minor non-compliance with wall height is considered acceptable in the circumstances.

Private Open Space Non-Compliance

It is noted that the proposal does not comply with the private open space control (4.1.51 of the DCP). However, the only ground floor works relates to a deck at the rear of the dwelling, which is within the footprint of the existing dwelling. Strict adherence to this control is not reasonable in the circumstances.

Design Considerations

A BASIX certificate accompanies the application. The proposed ground floor alterations and first floor addition incorporates and integrates with the existing dwelling, which minimises loss of views and amenity for adjoining properties. As it is an alteration to the existing dwelling the proposal does not impact or reduce existing landscaped area or available deep soil area. The proposed roof of the first floor addition replicates the role it serves as a subservient roof element to the existing roof form over the front of the dwelling. Every effort has been made to prepare the design to ensure it does not detract from the scenic amenity of the area and allows for any future first floor addition to the adjoining semi. The proposal includes material finishes and colours consistent with the existing dwelling and surrounding development. The proposal does not alter or increase car parking demand for the dwelling and the current parking and access arrangements will continue to adequately service the dwelling.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will successfully integrate into context of the subject site and its surrounds.

Open Space and Landscaping

The proposed first floor addition is within the existing building footprint and it is not proposed to remove any trees as a part of this proposal. It is not envisaged that any of this will detract from the existing landscape, scenic quality and the existing private open space area and essentially enhances the amenity and usability of existing open space.

No significant vegetation that would impact on the landscape character of the area will require removal in order to site the proposed addition. Sufficient existing mature landscaping is to remain on site to maintain the landscape character and privacy.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and will successfully integrate into context of the subject site and its surrounds.

Sunlight Access and Overshadowing

Based on the orientation of the subject and adjoining sites and the “real” change to the existing building envelope, it is considered that the first floor addition will not have any adverse impact on adjoining properties when measured on the Winter solstice (21 June) and this is demonstrated in the shadow diagrams enclosed with this application.

Landslide Risk

The site is identified as being potentially affected by Clause 4.1.8 Development on Sloping Sites pursuant to the Manly Development Control Plan 2013, however, the sight is generally level. The proposed works are for a first floor addition to the existing dwelling and minimal ground disturbance will be required to construct the rear deck.

Managing Construction or Demolition

Tree protection

It is not anticipated that any significant vegetation, potentially impacting on the landscape character of the area, will require removal as part of this application.

Erosion and Sedimentation Control

Ground disturbance will be minimal as the addition predominantly relates to existing hard surfaces and the first floor addition is within the proposed building footprint of the ground floor. Soil erosion control measures can easily be provided in accordance with Council’s policy with compliance required as a condition of consent.

Stormwater and Utility Service

The site is fully serviced by sewerage, water, electricity and phone line. The proposed additions do not increase the site cover from that existing therefore there is no increase in stormwater discharge than that currently being discharged from the site and due to the nature of the development, all new downpipes shall be connecting to the existing disposal system.

The existing roof area is serviced by an existing roof water disposal system of gutters, downpipes and stormwater drainage lines which discharges the stormwater to the existing gutter system of drainage.

New downpipes from the proposed addition are to connect to existing stormwater; existing stormwater line and discharging point remain as is. Waste management will be as per Council’s normal waste collection service.

Waste Management

Waste Management will occur as per the Waste Management Plan submitted for assessment with this application. During both the demolition and construction stages, demolished and waste materials shall be taken away by a waste contractor who sorts all waste at their depot and recycles (value adding) wherever possible, thus minimising landfill. Further, materials ordered for construction are measured accurately and have realistic waste allowances only where absolutely necessary.

Left over materials where possible are stored for use on future similar projects. It is proposed to reuse most of the materials from the existing roof to construct the new. If up to standard, these materials

being reusable are roof timbers and roof tiles, the reuse of these materials reinforces environmental sustainable principles.

Management of domestic waste from use is the owner's responsibility, however they currently sort all waste and recycle wherever possible. It is envisaged that at the completion of this project there will not be any significant increase in the quantity of waste generated from use of the site.

Conclusion

The proposed alterations and additions to the existing dwelling is consistent with Council's aims and objectives relating to residential dwelling house development and is consistent in scale, character and appearance of the existing development in the locality.

The proposal appears to meet the required design standards with respect to building height, floor area, storeys, setbacks and landscape area. It is considered that the proposal will complement the character of this part of Balgowlah. The proposal is in keeping with the character of the existing dwelling in its current form and will not have any unreasonable impact on the amenity of the adjoining properties. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.

Therefore, given the merits of the proposal and the absence of any adverse environmental impact, the application is considered worthy of Council's support.