



**Statement of
Environmental
Effects
For
54 Smith Street,
Manly
NSW
For
Mr & Mrs Delezio**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
2	THE EXISTING BUILDING	4
2.1	Site.....	4
2.2	Local Authority.....	4
2.3	Zoning.....	4
2.4	Planning Controls	4
2.5	Context and Streetscape.....	5
2.6	Existing Areas of the Dwelling	5
2.7	Existing off-street parking.....	5
2.8	Existing Landscaping	6
3	THE PROPOSAL	7
3.1	Features of the Proposal.....	7
3.2	Present and Future uses of the Residence	8
3.3	Purpose for the additions	8
3.4	Materials and finishes proposed to be used	8
3.5	Height	9
3.6	Site Controls.....	9
3.7	Setbacks and Siting	9
3.8	Access and Traffic.....	10
3.9	Privacy, Views and Outlook	10
3.10	Solar Access and Overshadowing	10
3.11	Acoustic Privacy	10
3.12	Water Management.....	11
3.13	On-Site Detention	11
4	ENERGY EFFICIENCY	11
4.1	Orientation	11
4.2	Passive Solar Heating.....	11
4.3	Passive Cooling.....	12
4.4	Natural light	12
4.5	Insulation and Thermal Mass.....	12
4.6	Waste Management.....	12
4.7	Siting and Setback	13
4.8	Building Form	13
4.9	Roof Form.....	13
4.10	Walls	13
4.11	Windows and Doors	13
4.12	Garages and Carports.....	14
4.13	Colour Scheme	14
4.14	Fences and Gates	14
4.15	Garden Elements.....	14
5	CONCLUSION	14
5.1	Summary	14
6	APPENDIX 1 – Schedules.....	15
6.1	Schedule of finishes	15
6.1.1	Walls.....	15
6.1.2	Gutter	15
6.1.3	Pergola.....	15
6.1.4	Gate.....	15
6.1.5	Door.....	15
6.1.6	Window.....	15
6.1.7	Roofing.....	15

1 INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of Helen Byrne and accompanies the development application for the proposed alterations and additions at 54 Smith Street Manly.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

This statement has been prepared pursuant to the provisions of Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In formulating this Statement of Environmental Effects and Development Application, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Manly Local Environmental Plan 2013 (the LEP), the Manly Development Control Plan 2013 (the DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Manly Local Environment Plan 2013, Manly Development Control Plan 2013

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of 54 Smith Street in the residential neighbourhood of Manly.

Site Address: 54 Smith Street Manly



Figure1: Location Map. Source Google Maps

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Manly)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

2.3 Zoning

Lot 3 DP.259647 known as 54 Smith Street Manly, has a Zoning of R1 General Residential. This property does fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
 Manly Local Environment Plan 2013
 Manly Development Control Plan 2013

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a general residential area. An important characteristic and element of Manly significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



Figure 2: Existing Frontage. Source real estate .com

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with concrete carport area to the rear on Smith Lane within the rear setback of the site.

2.7 Existing off-street parking

There is parking available for 1 car in the existing garage. There is a necessity for

street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens & small trees & shrubs along the front & side boundaries with no grass and large paved and concrete areas to the east sides of the property. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a single storey building with the intent of the proposal to provide accessibility for the occupants one with disabilities requiring wheelchair access. The rear of the existing dwelling is to be extended slightly to provide better access and turning radius for wheelchairs. The rear bathroom is to be refurbished and joined to the main dwelling to again provide flat disabled access. The rear yard is to be repaved with minor changes to ground levels to remove the depression in the middle of the property and the existing rear stairs the do not provide for level wheelchair access. The existing rear yard will also have the existing covered area replaced with new covered entertaining areas and new roof to the rear of the existing dwelling continuing over the existing bathroom and carport. The appearance & bulk of the building is to be maintained throughout the development with the existing roof to be repaired and modernised to be in keeping with surrounding properties. The proposed works provide the removal of the existing rear paved area that has failed and is unusable as it retains water unnecessarily. A new carport roof is proposed for improved parking facilities as well and extended eave to cover the access path from the rear lane entry to the dwelling, this will provide safe level dry wheelchair access. Replacing these elements with similar concrete and pervious surface to provide ample landscape open space area for the property. The front boundary fence & front façade of the residence is to be retained in keeping with Heritage Conservation requirements.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New ground floor addition to provide better accessibility to rear
- New ground floor rear roof to dwelling and carport to rear
- New ground floor pergola area to rear
- New paved areas to rear
- New planter boxes to rear
- New low planter retaining walls to rear

Internally the proposal encompasses:

- New ground floor addition
- New ground floor kitchen
- Refurbish existing rear bathrooms

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for wheelchair access, storage & parking areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Manly area. The owner is looking to repair the existing rear retaining walls and rear garage to improve usage and the overall look of the rear of the house & maintain certain key components of the existing dwelling by reconfiguring & repairing the existing garage areas to be more usable for the owner's family. A new garage door and entry stair is required on the ground floor which uses the existing garage area. The new garage is also required to maintain parking requirements. The design maximizes the existing dwelling areas & available area of land whilst maintaining the bulk. The proposed development maintains the western aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Timber framed cladded walls with New Brick sections to Match

Alloy windows, doors and gates

Masonry planters to privacy screens in the rear yard and to provide screening.

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	277.3 sq m	-
GFA (Gross Floor Area)	159.43 sq m	-
Height	6.722m	8.5m
FSR: 0.6:1.	159.43m ² /0.58:1	166.38m ²
Built upon area	198.71m ² or 72%	Merit
Open Space	70.22m ² or 25%	Merit
Landscaping	25.96m ² or 37%	35%

A concession is requested for the open space area being decreased by 2%. This is due to the slight rear addition required to assist in accessibility for wheelchair access. The addition uses existing paved areas without adversely impacting landscaped areas with additional soft landscaping to the front yard by removing portions of concrete paved & pebble areas to assist in water infiltration. The landscaped area achieves the minimum 35% of the total open space area under MDCP2013 with improved planting and softening of the front yard.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	2.040m	Existing
Rear Set Back	5.751m	Existing
Side Set Back	931mm	Existing

The front setback of the residence will remain consistent with the existing facade, entry on the existing dwelling & adjacent properties

The location of the new carport roof is setback from the rear boundary equal to the existing carport, which improvements in wheelchair access and the openness of the property.

The side setback of the new work of the residence is set back further than the existing exterior walls of the dwelling.

A concession is requested for the rear set back due to the existing location of the façade and rear bathroom / laundry.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to 54 Smith Street Manly is to be maintained with the front entry and pathways to be maintained. A new paved pathway to the existing rear access is proposed to provide wheelchair access. The carport area will provide storage for waste bins and will accommodate 1 vehicle to maintain the existing parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of doors and open space in the proposed residence at 54 Smith Street Manly has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with doors and gates replaced in similar existing locations. The new insulated timber framed walls provide a barrier to the neighbours on the adjacent boundaries and the new rear terrace area does not directly impact to neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the east to west. The location of the proposed addition has been carefully designed to maximize the existing excavated areas with minimal impact on neighbour's properties. The bulk of the wall shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The rendered double

brick masonry and concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

This property is located on the high side of the street & will make use of the existing stormwater system.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The spaces have been designed to make maximum use of the existing dwelling as well as the northerly & westerly aspects.

4.2 Passive Solar Heating

The carport and rear entry spaces have masonry paving and insulated timber framed walls. The outdoor areas are to be landscaped and paved to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun with careful plating and pergola areas providing shade to these areas during summer months.

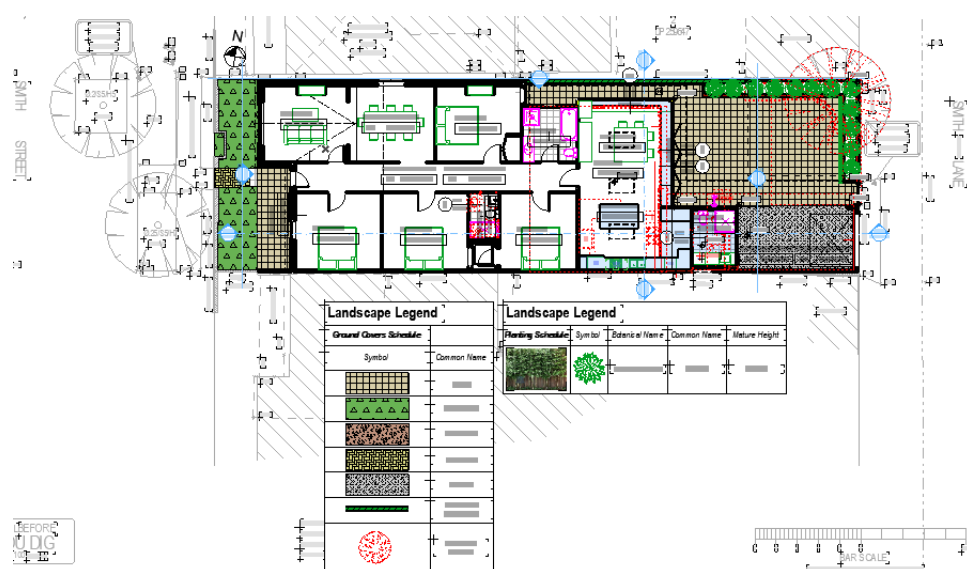


Figure 3: Landscape Plan

4.3 Passive Cooling

Concrete slabs and planting have been designed to prevent the sun from heat transference during summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the open doors and planters maximizing the north-easterly breezes.

4.4 Natural light

Large open windows and doors to the north-east enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from an insulated timber frame and masonry construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the rear yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Manly is noted for the uniformity and the site coverage. Most houses are free standing with the car access to the front or rear. 54 Smith Street Manly is a good example of this in that it has its car parking in the existing rear carport minimizing cars parked on the street. The siting of the house is relevant to the existing carport and shape of the block & neighbouring properties with the entry location to be maintained. There have been new areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Building Form

Residential buildings in Manly are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed.

The new timber framed walls are to be cladded to create contrast and articulation with section of new brick walls to be rendered with the new brick walls to match. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.9 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a metal deck roof with the proposal to utilize the existing roof form to the front of the property under this proposal. An extended and refurbished roof to the rear is proposed that extends to the existing carport. The front tiled roof & chimneys are to be retained.

4.10 Walls

A distinctive feature of the Manly house is that the walls are constructed from double brick. The design incorporates timber walls into the new works with all new exterior walls to be cladded to create a seamless finish to the property.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Manly area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed doors and gate at 54 Smith Street Manly are to be constructed in metal and alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.12 Garages and Carports

The freestanding houses in Smith Street Manly allowed for the cars to drive to the rear of the house via Smith lane. This development proposes a new roof over the existing carport with parking maintained.

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for rear wall sections to be removed to assist in access. The remaining walls are to be rendered to match the rendered walls.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting proposed around the new entry areas & front yard. This will assist in Landscape Open Space calculations & enhance the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 54 Smith Street Manly are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Mosman. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. New paved areas and better accessibility for wheelchair access combined with timber framed and brick walls,

timber floors, door orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. The removal of the existing sunken rear yard with stairs to the dwelling and covered carport and access path areas will provide for new off street and safe parking arrangements. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Walls	Cladded & Brick	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Pergola	Alloy/Steel	Paint	By Owner
6.1.4 Gate	Alloy & glass	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Tiled & Sheet Metal Medium to Dark	By Owner