

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

## **PROPOSED ALTERATIONS AND ADDITIONS** **TO AN EXISTING RESIDENCE**

### **AT**

## **7 HEATHCLIFF CRESCENT, BALGOWLAH HEIGHTS**

LOT 15

DP 758044

*Prepared By JJDrafting*

**July 2019**

## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJDrafting, Job Number 722/19, Drawing numbers DA.01 – DA.10 dated July 2019 to detail proposed roof addition to an existing residence at 7 Heathcliff Road Balgowlah Heights.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

# *The Environmental Planning and Assessment Act 1979 as amended*

# *The Environmental Planning and Assessment regulation 2000*

# *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

# *Manly Local Environmental Plan 2013*

# *Manly Development Control Plan 2013*

# *Northern beaches mapping*

## **2) Site characteristics and description**

The subject allotment is described as 7 Heathcliff Crescent, Balgowlah Heights with a site area of 1011.5sqm.

It is located in R2 Low Density Residential.

The site is not listed as heritage or in a conservation area.

It is located in a bushfire area. Bushfire report attached

It is not located in a the slip zone.

The property addresses Heathcliff Crescent to the South East.

The site is currently developed with a single storey timber cladded dwelling with a colorbond skillion roof. An inground pool is located to the rear of the site.

Driveway access is provided via an existing driveway off Heathcliff Crescent.

The site falls from the front boundary (South east ) down towards the rear boundary (North west) of approximately 2.01m.

Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.

Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### **3) The proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for a roof additions to an existing dwelling

It provides compliance with the Manly Development Control Plan 2013 and Manly LEP 2013.

The proposed addition is as follows:

#### **Ground Floor Level**

# A new skillion roof is proposed over an existing rear timber deck.

# The height of the new roof will sit slightly higher than the existing roof to the dwelling.

# Pitch and structure of the new roof will match that of the existing roof of the house.

The new roof above the existing deck will provide the owners with a permanent covered outdoor living area that can be utilised all year around and providing shading device within the existing living area from the afternoon sun.

There will be no affect on neighbouring properties due to the proposed roof addition.

Considerations has been given to bulk and form.

### **4) General Principles of the Development Control**

#### **WALL HEIGHT and BUILDING HEIGHT – 4.1.2**

The max. wall is 6.5m

The proposed roof complies with the wall height, having a height above natural ground level of 5.8m. Given that this is an open structure and no walls have been intruded it complies with this control.

The roof will not have any walls surrounding it

The max. height of the building is 8.5m

The proposed new roof will have a maximum height of 5.8m which complies with this control.

#### **FLOOR SPACE RATIO – 4.1.3**

In Manly Councils LEP 2013, this site is located in the density sub – zone 5.

#### **Site area - 575.4sqm**

Maximum Floor area space ratio requirement is 0.45:1 -258.93sqm

Existing Floor area is 170sqm ----29.6sqm – 0.29.6:1

There will be no change to existing floor area.

#### **SETBACKS (FRONT,SIDE AND REAR ) 4.1.4**

Side setback complies with this control.

The proposed roof will have a side setback to the north side boundary of 2.45m with a height of 5.8m.

The required setback for this is 1.933m ---complies

Rear setback requirement is 8m

Existing rear setback varies between 3.7m – 16.2m

The proposed roof to the existing deck will have a rear setback which varies between 6.7m – 12.2m

It is requested that this slight non compliance be supported as it will not affect adjoining properties. Given the irregular shape of the allotment and pre existing structures it is difficult to adhere to the control.

Front Setback

There will be no change to the front setback given the proposed roof addition is located to the rear of the existing dwelling.

**OPEN SPACE AREA AND LANDSCAPING 4.1.5**

The site is located in the Residential Density area D5 of the Manly DCP maps 2013

Requirement is OS 3 – 55% of the site area to be open space area and 35% of the open space area to be soft landscaping.

Site area – 575.4sqm

Existing open space control --- 55% - -----316.47sqm

Soft open space area – -----35% -----110.76sqm

Existing open space -----48.85% -----268.96sqm – complies  
NO CHANGE

Existing soft open space -----30.7% -----176.68sqm – complies  
NO CHANGE

**SUNLIGHT CONTROL AND OVERSHADOWING – 3.4.1**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a maximum of 3hours of solar access.

**VIEWS – 3.4.3**

Neighbours views will not be affected by the proposed roof addition.

**PRIVACY – 3.4.2**

There will be no loss of privacy, due to the proposed roof addition.

**5) MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979****5.1) The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly Development Control Plan 2013 It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions

There are no other environmental planning instruments applying to the site.

**5.2) Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

**5.3) Any development control plan**

The development has been designed to comply with the requirements of the Manly Development Control plan 2013 and the general principles of MLEP 2013

It is considered that the proposed design respects the desired character objectives of the MDCP 2013 and MLEP 2013 in that it reinforces the existing residential character of the area and is compatible with the existing uses in the vicinity.

**5.4) Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised in regard to the proposed development.

**5.5) The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for a roof addition above an existing rear deck will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the MLEP 2013 and MDCP 2013.

**5.6) The suitability of the site for the development**

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for a roof addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**5.7) Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

**5.8) The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

**Conclusion**

The proposal is consistent with and compliment the existing detached style housing in the area

The proposed development respects the scale and form of other new and existing developments in the vicinity. The proposal does not have any significant impact on long distant views.

The proposal does not present any significant impacts on the privacy and solar access for the subject and neighbouring properties

The proposed roof addition will not have a detrimental impact on the adjoining properties or the locality.

The proposed roof addition is in keeping with Manly Development Control Plan 2013 and MLEP 2013.

There will be no effect on local fauna and flora.

As the proposed alterations and additions will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.



Rear view of dwelling, proposed new roof above existing deck.

## SCHEDULE OF EXTERIOR FINISHES

7 Heathcliff Crescent Balgowlah Heights

### ROOF

Colorbond roof to match existing