

STATEMENT OF ENVIRONMENTAL EFFECTS

6 GORDON STREET, CLONTARF

PROPOSED DWELLING ALTERATIONS AND ADDITIONS

**PREPARED ON BEHALF OF
Sharpe Building Solutions**

SEPTEMBER 2020

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1. INTRODUCTION

This application seeks approval for alterations and additions to the existing dwelling upon land at Lot 142 in DP 9999 which is known as **No. 6 Gordon Street, Clontarf**.

In preparation of this development application consideration has been given to the following:

- Environmental Planning & Assessment Act, 1979.
- Manly Local Environmental Plan 2013.
- Manly Development Control Plan 2013.

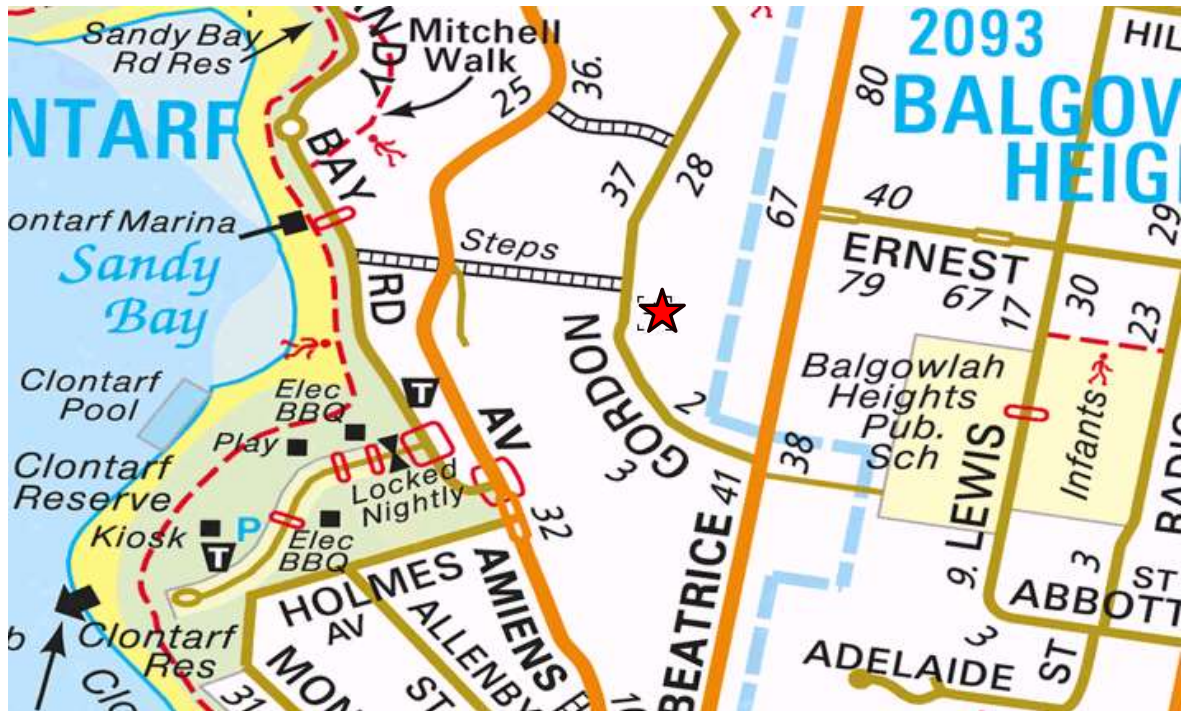
The following details and documents have been relied upon in the preparation of this document:

- Survey Plan prepared by True North Surveys, Ref No. 2043TN and dated 08/09/2020.
- Architectural Plans prepared by Sharpe Building Solutions Pty Ltd, Project No. 2035 Dated 01/10/2020
- BASIX Certificate #A391358_03 issued 24 September 2020.

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. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15 of the Environmental Planning and Assessment Act 1979. As a result of that assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

2. SITE DESCRIPTION AND LOCALITY

The site is identified as Lot 142 in DP 9999 which is known as No. 6 Gordon Street, Clontarf. The site is located to the eastern side of Gordon Street with total frontage of 17.465m. The site has an area of 842.2m² and the locality is depicted in the following map:



Site Location Map

The subject site currently comprises a 2 storey rendered dwelling with a tile and metal roof with garage under. The existing dwelling is located towards the rear (eastern) portion of the site. A swimming pool is located forward of the dwelling. A concrete driveway is located adjacent to the northern side boundary which provides access to the garage. A separate pedestrian accessway is provided adjacent to the driveway.

The site falls steeply from the rear boundary towards the street with levels of RL82.21 towards the rear (eastern) boundary and RL70.3 adjacent to the front boundary. There are a number of retaining walls and rock outcrops dissecting the site.

The site is depicted in the following photographs:



View of Subject Site from Gordon Street

The existing surrounding development comprises predominantly large two and three storey dwellings of modern architecture. The existing surrounding development is depicted in the following aerial photograph:



Aerial Photograph of Locality

3. THE DEVELOPMENT PROPOSAL

This proposal seeks approval for the construction of alterations and additions to the existing dwelling. The additions will be constructed of rendered brickwork with a pitched metal roof to complement the existing dwelling.

All works are proposed to the existing ground level. The proposal does not provide for any works to the existing lower garage level nor the existing first floor level. The proposal provides for an addition to the front northwest corner of the dwelling to provide for a new dining room and adjoining roofed deck. Internal alterations are also proposed to this level to provide for more open plan and combined kitchen, family and dining room. Two windows on the northern elevation at ground floor level are to be removed with single window provided to the kitchen. A new pergola is proposed along the rear elevation of the ground floor level. It is proposed to update the existing timber posts and front façade fenestration as detailed on the plans.

The proposal provides for a setback of at least 0.9m to the northern side boundary as measured from the deck access stair, with the wall of the dwelling setback 1.597m to this boundary. The additions are provided with ample setback to the street frontage, and are located behind the existing building line.

The proposal will result in the following numerical indices:

Site Area: 842.2m²

**Proposed Total Open Space: 505.55m² or 60%
(as defined)**

Proposed Soft Landscape: 247.82m² or 49% of the total open space

Proposed FSR: 279.97m² or 0.33:1

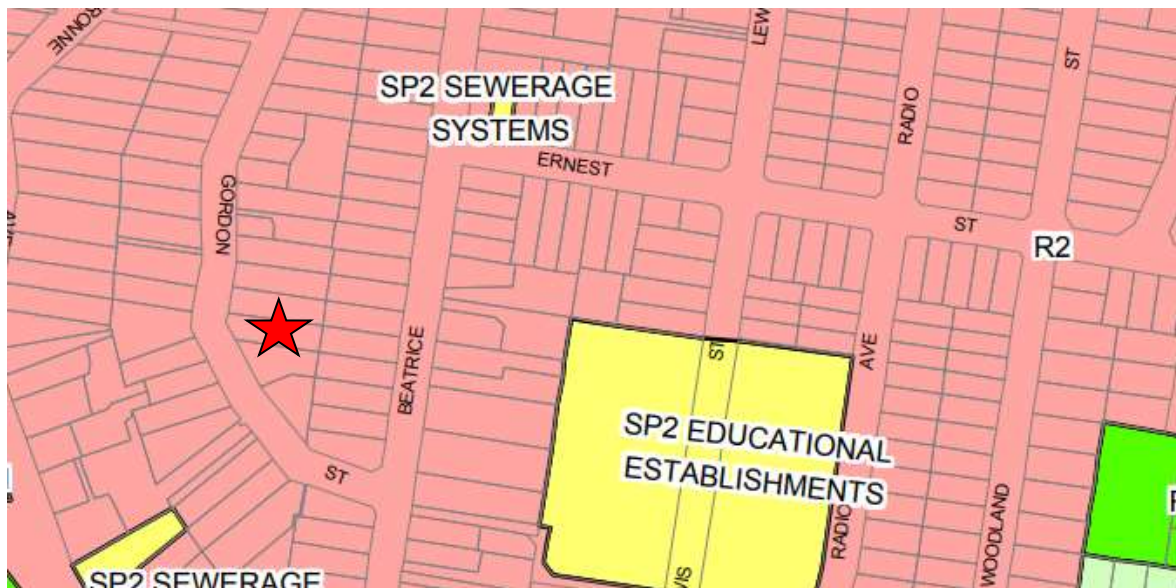
4 ZONING & DEVELOPMENT CONTROLS

The proposed development is identified as development requiring the consent of the Council under the provisions of the Environmental Planning and Assessment Act 1979, as amended. The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Manly Council.

4.1 Planning for Bushfire Protection 2006

The subject site is not identified as bushfire prone land on Council's Bushfire Prone Land Map and therefore the provisions of Planning for Bushfire Protection 2006 do not apply.

4.2 Manly Local Environmental 2013



The subject site is zoned R2 Low Density Residential. The objectives of the R2 Zone are as follows:

- *To provide for the housing needs of the community.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

It is considered that the proposed development achieves these objectives by:

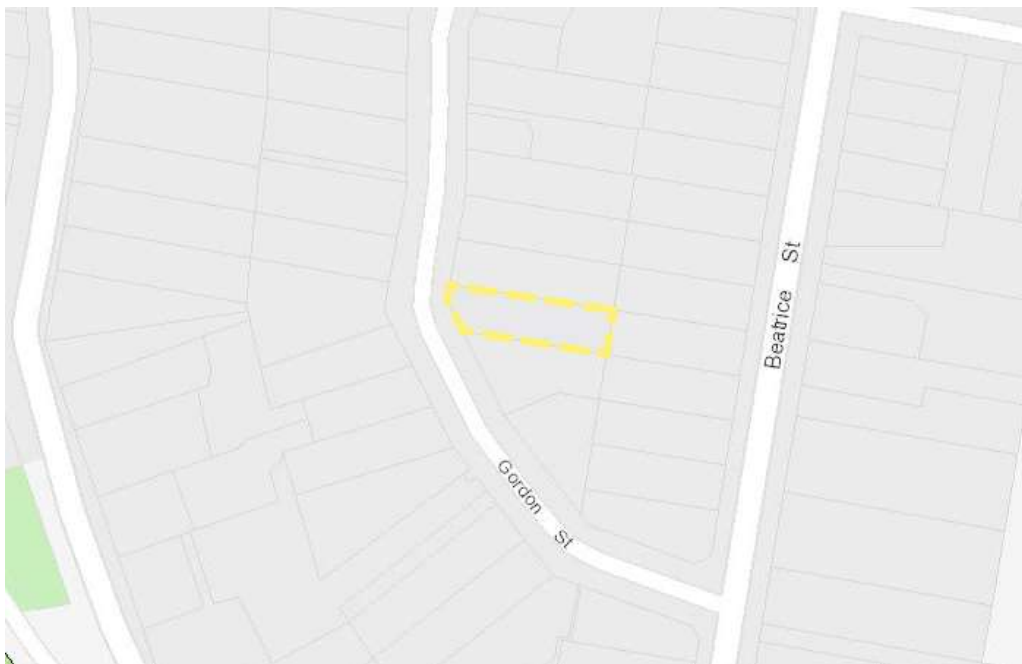
- Ensuring the proposal compliments the existing streetscape and the existing surrounding properties. Given the ample setback and slope of the site the proposed additions will not be prominent in the streetscape.
- Retaining the existing amenity to the surrounding residences.

- Providing a development that is compatible in terms of bulk, scale and height to surrounding properties.

Single dwellings and associated structures are a permissible use in the R2 Low Density Residential zone with the consent of Council. The following numerical standards are applicable to the proposed development:

Clause	Development Standard	Proposal	Compliance
Clause 4.3 Height of Buildings	8.5m	Refer to plans – new works comply with height requirement.	Yes
Clause 4.4 Floor Space Ratio	0.40:1	0.33:1	Yes

Clause 5.10 Heritage



The subject site is not a heritage item nor located within a heritage conservation area. No further information is required in this regard.

Clause 6.1 Acid Sulphate Soils Map, Landskip Risk Map.



Extract of Acid Sulfate Soil Map

Clause 6.1 of the LEP relates to acid sulphate soils. It is noted that the subject site is identified as being Class 5 on Council's Acid Sulphate Soil map. The proposal does not result in any significant excavation and therefore will not affect the watertable.

Clause 6.9 Foreshore Scenic Protection Area



Extract of Foreshore Scenic Protection Map

This clause applies to land on Council's foreshore scenic protection map. The proposed works are considered to comply with the requirements of this clause for the following reasons:

- The proposed additions are relatively minor and given the sites ample setback to the foreshore the additions will not be prominent, if even visible, when viewed from the foreshore or waterway.
- The proposed additions are single storey and do not result in any loss of views to or from the foreshore nor result in any overshadowing of the foreshore.
- The proposal will not result in any conflict between land-based and water-based coastal activities.

There are no other specific clauses that specifically relate to the proposed development.

4.3 Manly Residential Development Control Plan 2013

The Manly DCP 2013 applies to all land where the LEP applies. Therefore, the DCP applies to the subject development.

Part 3

Part 3 provides general principles applying to all development and Part 4 outlines development controls for specific forms of development including residential. The relevant provisions of **Part 3** are summarised below:

Clause 3.1.1 – Streetscape (Residential Areas)

The proposal provides for additions to an existing dwelling which is considered to be modest in height and bulk and will not be prominent the street, given the ample setback and slope.

The intended outcomes are noted as:

- complement the predominant building form, distinct building character, building material and finishes and architectural style in the locality;*
- ensure the bulk and design of development does not detract from the scenic amenity of the area (see also paragraph 3.4 Amenity) when viewed from surrounding public and private land;*
- maintain building heights at a compatible scale with adjacent development particularly at the street frontage and building alignment, whilst also having regard to the LEP height standard and the controls of this plan concerning wall and roof height and the number of storeys;*
- avoid elevated structures constructed on extended columns that dominate adjoining sites such as elevated open space terraces, pools, driveways and the like. See also paragraph 4.1.8 Development on Sloping Sites and paragraph 4.1.9 Swimming Pools, Spas and Water Features;*

- v) *address and compliment the built form and style any heritage property in the vicinity to preserve the integrity of the item and its setting. See also paragraph 3.2 Heritage Considerations;*
- vi) *visually improve existing streetscapes through innovative design solutions; and*
- vii) *Incorporate building materials and finishes complementing those dominant in the locality. The use of plantation and/or recycled timbers in construction and finishes is encouraged. See also paragraph 3.5.7 Building Construction and Design*

It is considered that the proposal provides for additions to an existing dwelling that are compatible with the existing surrounding streetscape given they will not be dominant from the public domain.

The new works will be compatible with the style and form of the surrounding dwellings by providing for additions to the existing two storey dwelling. The additions incorporate a use of materials that complement the existing dwelling and will appear seamless with the existing dwelling. The additions are relatively minor and located at ground level.

Clause 3.3 - Landscaping

The proposed additions do not require the removal of any trees. The site maintains ample area of the site available for landscaping. All existing boundary hedging and trees are being retained.

Clause 3.4 - Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

The objectives of the clause are noted as:

- Objective 1) *To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties.*
- Objective 2) *To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade.*

It is suggested that the works will achieve these objectives as:

- The proposal provides for additions to the ground floor and provide for appropriate setbacks to all boundaries.
- The materials and finishes are consistent with the existing finishes.
- The proposed additions do not reduce the level of privacy currently enjoyed by the adjoining properties. This has been achieved by maintaining adequate boundary setbacks and providing for the additional floor area at ground floor only.
- The proposed works which are at ground level will not obstruct any existing views with the new work being below the existing height.
- The proposal maintains ample area of private open space for the residents. The additions improve access to and usability of private open space.

Clause 3.5 - Sustainability

A BASIX Certificate has been prepared to support the new works and confirm that the resultant dwelling will achieve the appropriate thermal performance criteria.

Clause 3.7 - Stormwater Management

The proposal does not require a Stormwater Management Plan given the minor increase in hard surface area. All collected stormwater will discharge to the existing system which ultimately disperses to the street gutter in accordance with Council controls.

Part 4

The following numerical provisions of **Part 4** are considered relevant to the proposal:

Clause/ Design Element	DCP Requirement	Compliance/Comments
Residential Density & Subdivision	Density Area D8 – 1 dwelling per 950m ²	Not applicable – no change to dwelling density.
Floor Space Ratio	Refer to LEP 0.40:1	Yes The proposal provides for a floor area of 279.97m ² or 0.33:1
Wall Height	Height – 6.5m	Yes Proposed additions do not exceed 6.5m.
Number of Storeys	Two Storeys	Yes The proposal does not alter the existing storeys. The additions are at ground level.
Roof Height	2.5m above wall height	Yes No change to existing roof form.
Parapet Height: 600mm above wall height.	600mm above wall height	N/A
Maximum Roof Pitch	35°	No change to existing roof form.

Clause/ Design Element	DCP Requirement	Compliance/Comments
Building Setbacks	Front Setback – Min. 6.0 metres or consistent with neighbouring.	Yes Proposed works are provided with ample setback to the street frontage and located behind the existing building line.
	Rear Setback – Min 8.0	The proposal provides for a pergola attached the rear of the existing dwelling. This pergola is provided with a setback of 3.7 to the rear boundary. Whilst not strictly comply with the numerical requirements it is considered appropriate in this instance for the following reasons: <ul style="list-style-type: none"> • The proposal is an unroofed lightweight pergola structure. • The structure is single level and does not result in any overshadowing to adjoining properties nor present unreasonable bulk. • The pergola complements the existing outdoor open space and provides some articulation to the rear elevation of the dwelling. • The existing landscaping in the rear yard will be retained.
	Side Setback – 1/3 of the height of wall.	Yes A setback of 1.1m is required and a setback of 1.597m. The proposed additions at the front northwest corner of the dwelling provides for a setback to the side boundary that is consistent with the existing dwelling.
	Walls without windows may be constructed to one side boundary only, providing the objectives of this part can be met and the applicant can demonstrate no disadvantage to the	Not Applicable

Clause/ Design Element	DCP Requirement	Compliance/Comments
	adjacent allotment through increased overshadowing, or loss of view and no impediment to property maintenance.	
Landscaping/Open Space	<p>Open Space Area 4: Minimum total open space: 60% of site area.</p> <p>Minimum soft open space as % of total open space: 40%</p> <p>Minimum number of endemic trees: 1</p> <p>Private open space to be directly accessible from living areas. Minimum dimension 3m. Minimum area of 18m².</p>	<p>Yes Total Open Space: 505.55m² or 60%.</p> <p>Yes Soft Open Space: 247.82m² or 49% of total open space.</p> <p>There is no removal of trees proposed; it is considered that the current landscaping is appropriate.</p> <p>Yes The proposal provides for a new deck directly accessed from the new dining room.</p>
Parking and Access	<p>Minimum 2 Spaces per Dwelling.</p> <p>Garages/carports shall be sited so as to not dominate the street frontage through the use of appropriate materials.</p>	<p>Yes The existing 2 car garage will be retained.</p> <p>Not Applicable</p>

Clause/ Design Element	DCP Requirement	Compliance/Comments
	Carports forward of the building line shall be open on all sides. Maximum width of structures forward of the building line is 6.2m or 50% of site width whichever is the greater.	N/A
First Floor Additions	Additions may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues. Must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences	Not Applicable
Fences	Maximum height 1.0m for solid Maximum height 1.5m where at least 30% is transparent.	Not Applicable

There are no other provisions of the Manly DCP that apply to the proposed development.

5. EP & A ACT - SECTION 79C

The Provisions of any Environmental Planning Instruments

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013 and the Manly DCP 2013. It is considered that the provisions of these documents have been satisfactorily addressed within this report.

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

The Likely Impacts of the Development

It is considered that the development will provide for additions to an existing dwelling without detrimentally impacting on the character of the area. The proposal does not result in the removal of any significant vegetation and proposes only minimal increase in hard surface area. The design of the proposal is such that they do not result in any unreasonable loss of privacy.

The Suitability of the Site for the Development

The subject site is zoned R2 Low Density Residential and the construction of alterations/additions to an existing dwelling house in this zone are permissible with the consent of Council. The proposed additions are located within the existing envelope and do not result in any additional bulk or scale. The proposal does not result in the removal of any significant vegetation.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it will provide for additions to an existing dwelling that are consistent with other development in this locality without unreasonably impacting the amenity of the adjoining properties or the public domain.

6. CONCLUSION

This application seeks approval for the construction of alterations and additions to an existing dwelling. As demonstrated in this report the proposal is consistent with the aims and objectives of the Manly Local Environmental Plan 2013 and the Manly DCP 2013. The proposal does not have any detrimental impact on the amenity of the adjoining properties or the character of the locality.

It is therefore considered that the proposed of alterations/additions to an existing dwelling upon land at **No. 6 Gordon Street, Clontarf** is worthy of the consent of Council.

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