

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS

LOT A DP 331035

No 13 Sterland Ave

North Manly

Prepared by:

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Introduction

The proposed alterations and additions is to improve the amenity of this existing house located at Lot A (No 13) 13 Sterland Ave North Manly. DP 331035

The existing site is rectangular in shape with a South to rear aspect. The front boundary is 14.59m wide, the rear is 17.075m wide, the left is 32.35m and the right 31.63.

The site has a slope from rear to front. See survey.

The existing house is cavity brick and brick veneer. The roof is custom orb colorbond. The residence has 3 bedrooms, lounge, dining, kitchen, laundry, ensuite and bathroom. A garage is located to the rear. A verandah rear overlooks the front and rear garden.

The alterations and additions are to provide a study to the Ground floor and a first floor addition to accommodate 3 bedrooms, bathroom, ensuite and sitting room. A first floor deck is proposed outside the Master bedroom. The addition will be constructed in timber frame with selected cladding.

We ask Council to approve the proposed alterations and additions as designed.

Site Suitability

The site is suitable for this development.

The site's constraints such as owner's wants and needs, owner's privacy, neighbours privacy, streetscape and street appeal have been considered in the design of the proposed alterations and additions.

There is minimal site works required due to the the proposed works are a First Floor Addition.

The stormwater will connect to the existing stormwater.

The site is a short distance from transport, facilities and shopping.

A survey has been included with the application and information from the survey has been added to the Architectural plans.

The existing areas are

- 3 Bedrooms
- Lounge
- Dining
- Kitchen
- Ensuite
- Laundry
- 1 Bathroom
- Garage

Giving a total area of 108msq. Gross Floor Area

The proposed areas are

- 3 Bedrooms
- Ensuite and Bathroom
- Walk in Robe
- Sitting room
- (New Deck)

Giving a total area 193msq. Gross Floor Area

Previous, Present and Future uses

The previous, present and future uses will be for a growing family in this residential home.

The adjoining properties and surrounding homes are also residential homes.

Privacy and overshadowing

There are no visual or acoustic issues with the proposed alterations and additions. The proposed development will have no affect on privacy, views or overshadowing. The proposed roof structure is a hip roof. The proposed deck to the first floor is set back from the side boundaries.

The rear boundary setback is 12.066m and front setback is 4.437m is and right boundary set back is 3.944m and left boundary set back is 1.89m and is within the allowable parameters.

Bulk and Scale

The alterations and additions hold to the Development Control Plan to reduce the bulk of the facade and to reduce the scale and size of the structure

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Application to Justify Contravention of Development Standards set out in Warringah Council DCP 2011 Part B Built Form Controls

B3 Side Boundary Envelope

Applies to Land

This control applies to land shown coloured on the [DCP Map Side Boundary Envelopes](#).

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

Requirements

1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of:

- 4 metres, or
- 5 metres

as identified on the map.

2. On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.

Objectives

- To ensure that development does not become visually dominant by virtue of its height and bulk.

The proposed first floor addition reflects the existing bulk and scale of neighbouring residences. The stepped nature of the proposed addition allows for the existing gable ends of the existing roof to remain allowing the character of the era to be expressed, to keep the desired streetscape character. Roof bulk has been minimised through the use of hip roofs. This development is consistent with the existing and desired streetscape character.

- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.

The environmental impacts have shown through shadow diagrams and roof heights that the solar access has not been impacted and views and privacy have not been interrupted.

- To ensure that development responds to the topography of the site.

The objective of the design is to maintain the visual relationship between the existing character of residences found in the area and landscape. The diminishing of roof bulk whilst stepping footprint of the first floor addition has accomplished this relationship.

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The first floor addition has minimised adverse environmental impacts. This has been achieved through the use of hip roofs and avoiding the bulk of the replication of a gable roof that would deny solar access to neighbouring properties. The stepped nature of the design allows view sharing to the public domain

Warringah Local Environmental Plan 2011

Part 4 Clause 4.6 Exceptions to Development Standards

- (1) The objectives of this clause are as follows—
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

The development at 13 Sterland Ave North Manly has fulfilled all the objectives set out in Warringah DCP Part B. B3 and it is requested that Council review the design and provide an appropriate degree of flexibility in applying the development standards. 4.6.1(a) and (b) Flexibility in applying the development standards would allow a better outcome for this design, where complying to particular development standards have not been achieved.

It is requested to grant approval for the first floor addition at 13 Sterland Avenue North Manly, though the development standard set out in the Warringah DCP Part B B3 that governs the Building Envelope has been contravened. Though not holding to the building envelope, the objectives of Part B have been met. Through using these objectives to govern the design the encroachment into the envelope is minimal making this development standard unreasonable in this circumstance.

It is requested that Council consider this proposal for approval.

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Air and Noise

There are no air and noise affects that will have an impact through this proposal.

Energy

The proposed alterations and additions promote energy efficiency.

The Basix Certificate is attached to this application.

The ceiling insulation and wall construction maintains maximum insulating properties.

Landscaping

The proposed alterations and additions maintain the existing established landscaping. (approx. 31% of the site area)

Drainage

The new stormwater will be connected to the existing stormwater

Waste

Domestic food and organic waste will continue to be composted for use on the garden.

It is proposed to store domestic waste and recycling in bins on the property.

Building and demolition waste will be minimal and it is intended that timber, bricks and tiles will be recycled. See Waste Management Plan.

Conclusion

The proposed alterations and additions improve the existing residence both in value and functionality for the growing family. The proposal has been designed in accordance with the Council's requirements and objectives, having low impacts on the environment and immediate neighbours.

The Conservation area has been taken into account and the design minimised in its impact.

This is a sustainable proposal which better utilises its use for the growing family and adds value to the home and the area. This project should be recommended for approval and it is hoped that Council approve this design.