



**Modified Statement of
Environmental
Effects
at
45 Earnest Street,
Balgowlah Heights
NSW
For
Danny Bell and Clare Sporle**

RAPID PLANS

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1 INTRODUCTION

This modified Statement of Environmental Effects accompanies the modification to development application number DA2021/0380 for the proposed new Office workspace area and pool at 45 Earnest Street Balgowlah Heights.

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

In formulating this modified 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.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Earnest Street in the residential neighbourhood of Balgowlah Heights.

Site Address: No 45 Earnest Street, Balgowlah Heights

LOCATION PLAN

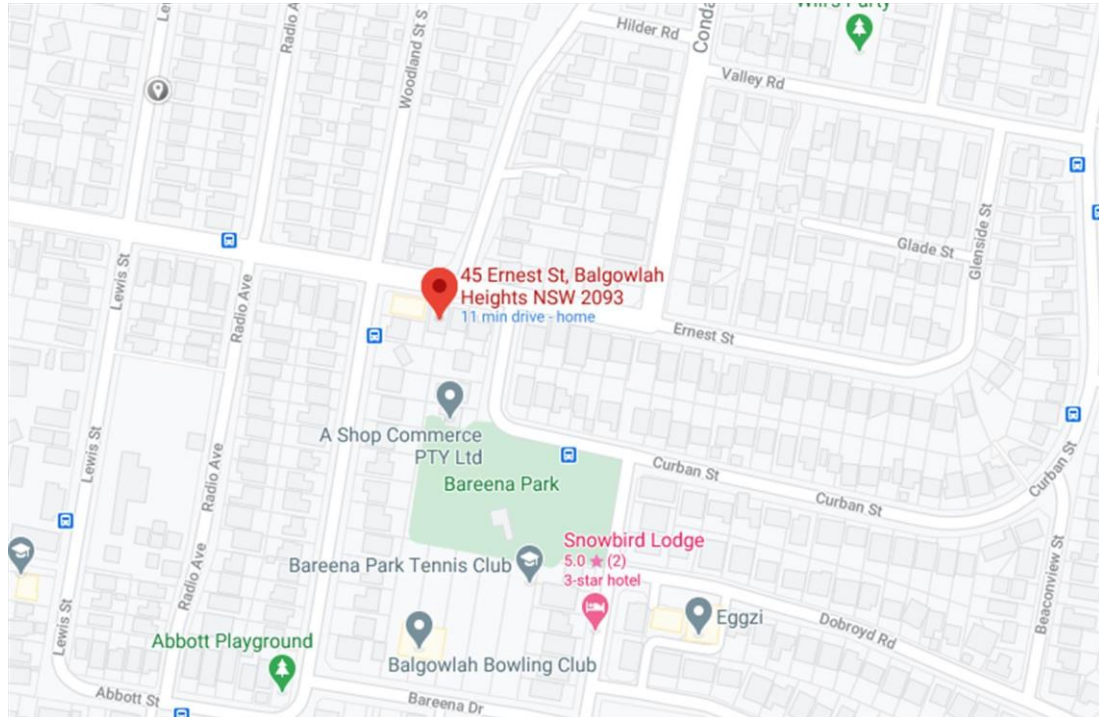


Figure 1: Location Map, (Google Maps)

2.2 Local Authority

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

2.3 Zoning

Lot 3 DP.12817 known as 45 Ernest Street, Balgowlah Heights, has a Zoning of R2 Low Density Residential. This property does not 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

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 two storey brick dwelling with housing directly opposite. Houses in the street are mainly multi storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Balgowlah Heights significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with concrete parking area to the front and eastern side.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens with small to medium sized trees & shrubs along the front & side boundaries with a grassed area extending to the dwelling. To the rear yard there are several small to medium sized shrubs on the boundaries with lawn & garden areas to the rear with small shrubs between the dwelling & the rear boundary. The existing landscaping is to be improved for this development.

3 THE MODIFIED PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb.

Original Proposal - The existing undercroft area located on the ground floor balcony will be utilised to accommodate a new Office area with bathroom facilities. This will provide the owners with a required workspace that provides for a Covid 19 working environment. The front yard is to be levelled with an excavated open space area with new a pool and new planting areas that will provide privacy and better egress and access to the existing dwelling, a refurbished front fence and privacy gate will provide privacy and safe containment of the frontage. The appearance & bulk of the building is to be maintained with the development to be in keeping with existing façade and surrounding properties, the proposal will take advantage of the northern aspects providing far better amenity to the occupants. The proposed works provide for new access, new lower ground floor office and bathroom, new landscaping, new pool with outdoor open space areas for the owners. As well as improved landscape areas and refurbished front fence and automatic gate for the property.

Modified Proposal – Extending the excavation to the under-croft area further under the house to provide a bathroom, storage & new stairs to the level above. The front of the office does extend out as far as the approved front wall to allow for more paving to the approved pool area.

The proposal is in sympathy with the existing surrounding new dwellings & original application under DA2021/0380 maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Modified Proposal

Externally the modified proposal encompasses:

- The front wall of the office moved & side stairs south
- Additional paving to the approved pool area
- Larger window W1 & new window W3
- Removing the front curve off the ground floor deck

Internally the primary dwelling proposal encompasses:

- New larger lower ground floor bathroom, office & storage

- New internal stairs to level above

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 modified additions

The new modified proposal provides better provision for working & entertaining areas for the residents whilst providing a dwelling that is fitting for the Balgowlah Heights area. The owner is looking to provide an improved property that is usable for the owner's family as well as complimenting the aesthetic of the Balgowlah Heights area.

This modified proposal is to push the approved office south under the deck above as well as extending the excavation to the under-croft area under the house to accommodate a larger office, bathroom, storage & internal stairs up to the floor above. In addition, additional paving to the approved pool area & the side stairs pushed south slightly as well as removing the curve on the front of the ground floor deck above.

The design maximizes the existing dwelling & available area of land. The proposed development maintains the northern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly & in keeping with the original approval under DA2021/0380.

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 original approval under DA2021/0380 & 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:

Concrete pool & pool safety barrier

Tiled pool surround area

Concrete block planter boxes

Concrete block office

Concrete stairs

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	482.9 sq m	-
GFA (Gross Floor Area)	211.39 sq m (0.44:1)	217.31 (0.45:1)
Height	2.4m (office)	8.5m
Impervious area	247.18 sq m	217.30 sq m
Total open space area	235.72 sq m	265.60 sq m

A concession is requested for the total open space area being less than the 55% under Area OS3 in MDCP due to the total open space area being maintained. The proposed open space under this modified proposal provides more open space than the previously approved application under DA2021/0380.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	9.137m (office) 1.5m (pool)	7.899m
Side Set Back	1.118m (office-west) 1.138m (pool-west)	0.9m
Rear Set Back	Existing	Existing

The front setback of the office will be increased from the approved front setback under DA2021/0380. The side stairs have been pushed back south slightly and additional paving in the approved pool area. Other setbacks remain consistent with the approval under DA2021/0380.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Ernest Street is to be maintained with existing concrete drives. The proposed development will have no detrimental impact on traffic flow with no need for street parking & is in keeping with the original approval under DA2021/0380.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 45 Ernest Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions minimize overlooking into neighbours' living areas and recreation space & is in keeping with the original approval under DA2021/0380. The changes to W1 & the additional window W3 do not adversely impact neighbouring properties as they are set near ground level & behind the boundary fence line.

3.10 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed works has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing is maintained under this proposal which allows the neighbours appropriate solar access which will maintain existing sunlight to the open space areas on adjacent properties & is in keeping with the original approval under DA2021/0380.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The concrete block walls and concrete floor to the office as well as existing screen hedging on the boundaries act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours & is in keeping with the original approval under DA2021/0380.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater will be fed into the existing stormwater drainage system and piped to the street gutter & is in keeping with the original approval under DA2021/0380.

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 office & pool spaces have been designed to make maximum use of the northerly aspect as well as available site area & is in keeping with the original approval under DA2021/0380.

4.2 Passive Solar Heating

The office space is to have concrete floors, block walls & north facing doors & windows for passive solar heating. The outdoor areas are to be tiled 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. This is to reduce the need to use active systems for the heating of the living spaces. Solar heating is improved with additional paving proposed in the approved pool area.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling & is in keeping with the original approval under DA2021/0380.

4.4 Natural light

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months. Natural light is improved from the original approval with an enlarged W1 & a new window W3.

4.5 Insulation and Thermal Mass

The development will be constructed from a full block and concrete construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works shall be thermally insulated in the walls with R1.7 and where necessary to the party walls & is in keeping with the original

approval under DA2021/0380.

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 front yards on the existing driveway. 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 & is in keeping with the original approval under DA2021/0380.

4.7 Siting and Setback

Balgowlah Heights is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 45 Ernest Street is a good example of this in that it has its car parking in the existing garage & driveway minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the front areas to be improved with adjustments to the new pool & office to the front of the property & is in keeping with the original approval under DA2021/0380. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

4.8 Building Form

Residential buildings in Balgowlah Heights are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be rendered concrete block to the office & pool retaining walls. The new works have been designed to create a modern design that suites the area & is in keeping with the original approval under DA2021/0380.

4.9 Roof Form

The existing roof form is to be maintained with this proposal & is in keeping with the original approval under DA2021/0380.

4.10 Walls

A distinctive feature of the Balgowlah Heights house is that the walls are constructed from rendered masonry with the proposed walls to match & is in keeping with the original approval under DA2021/0380.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Balgowlah Heights 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 sliding windows and doors at 45 Ernest Street are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners. The enlarged window W1 & new window W3 improves the glazing to the lower ground floor area.

4.12 Garages and Carports

The freestanding houses in Balgowlah Heights allowed for the cars to drive to the front or down the side of the house. This development maintains the existing basement garage with under house storage.

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the surrounding modern developments. Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

New upper sections for the front boundary fence are proposed for privacy along with a sliding automatic vehicular gate & pool safety barrier to Australian Standards & NCC & is in keeping with the original approval under DA2021/0380.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. One tree is proposed for removal with additional planting in new planter boxes along the drive & around the pool area. The existing planting along the front boundary is to remain to maintain the existing streetscape & is in keeping with the original approval under DA2021/0380.

5 CONCLUSION

5.1 Summary

This modified proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed modified changes to 45 Ernest Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Balgowlah Heights & is in keeping with the original approval under DA2021/0380. The modified proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Concrete block walls, concrete floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the modified 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 modification Development Application DA2021/0380.

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 Wall	Concrete Block	Render	By Owner
6.1.2 Pool Deck	Tiled	Natural	By Owner
6.1.3 Door frame	Alloy	Paint	By Owner
6.1.4 Door	Alloy & glass	Paint	By Owner
6.1.5 Window	Alloy & glass	Paint	By Owner