

Proposed Alterations and Additions

Statement of Environmental Effects
13 Mildred Avenue
Manly Vale NSW 2093

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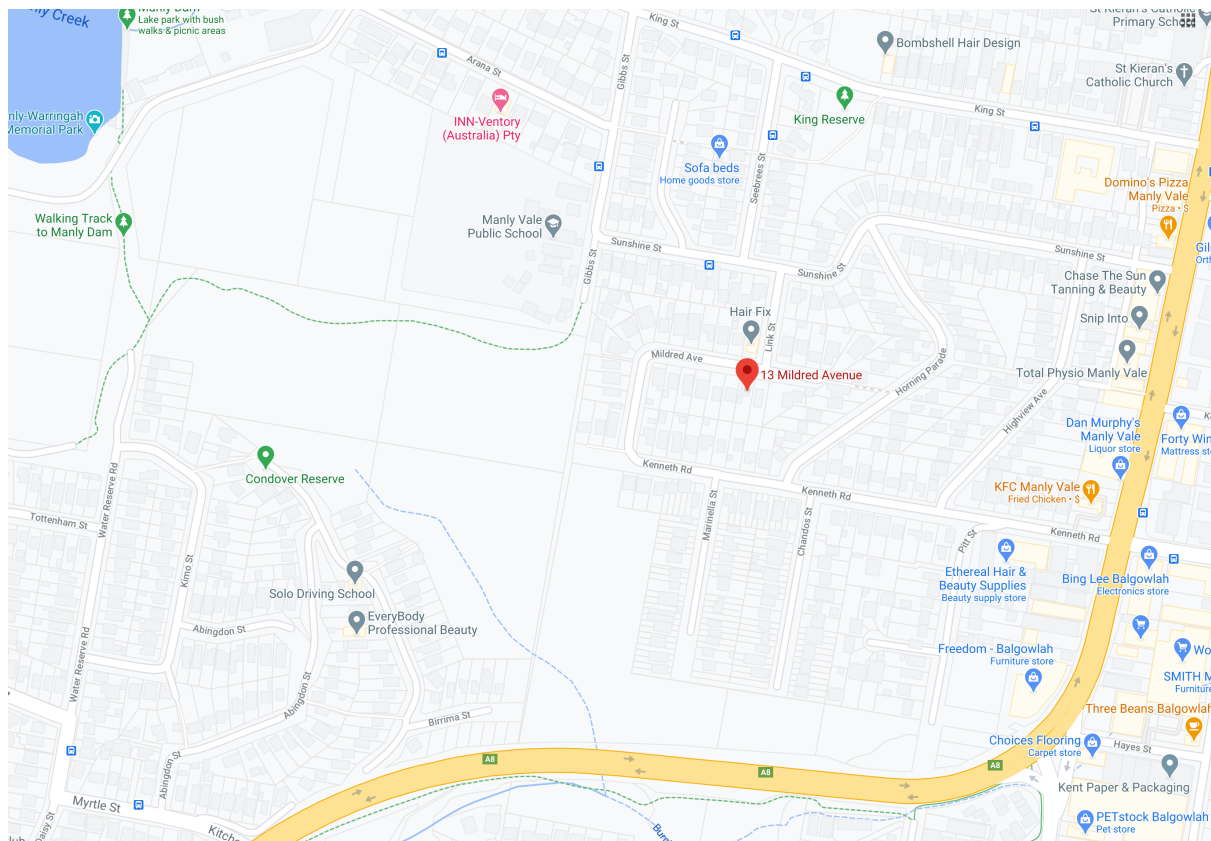
Introduction

This report is submitted to Northern Beaches Council in support of a development application for the alterations and additions to existing residence at 13 Mildred Avenue, Manly Vale.

This report addresses the nature of the proposed development, the characteristics of the site and evaluates the proposal within the context of the surrounding area. It also provides an assessment of the proposed development under the provisions of the Environmental Planning and Assessment Act, 1979, the Warringah Local Environment Plan 2011 and Warringah Development Control Plan 2011.

This report is to be read in conjunction with the following documents;

- Drawings prepared by Emily Elliott
- Material Schedule prepared by Emily Elliott
- Site Survey prepared by Beyond Measure Surveys
- Basic Certificate A403512



Location Plan - Map from Google Maps

The Site

Property Description

Lot 76 DP10974
13 Mildred Avenue, Manly Vale

Site Description

The subject site consists of one allotment located on the southern side of Mildred Avenue. The site is rectangular in shape with a frontage of 15.24m along Mildred Avenue and a depth of approximately 47.24m. The site has a surveyed area of 720sqm.

The site is located within the Low Density Residential zone.

The site slopes down towards the rear southern boundary with an 11% grade.

The site has a mix of native and exotic species of plants, shrubs and trees in both the front and rear of the property.

Adjoining/Surrounding Development

The adjoining and surrounding development consists of mainly two and three storey single dwelling houses with associated garages and landscaped gardens.

The neighbour to the east at 15 Mildred Avenue is viewed as a two storey house from the street and becomes a three storey house towards the rear of the dwelling.

The neighbour to the west at 11 Mildred Avenue is articulated as a three storey house from the street, with the lowest level being the garage. Towards the rear of the dwelling it becomes a full 3 storey house with all levels used for internal living/bedroom spaces.

Proposed Development

The proposed development is as follows;

- Demolition of the existing secondary dwelling at the rear of the site
- Alterations to existing weatherboard house including new metal roof sheeting to replace existing tiles
- Construction of a new two storey rear addition connected to existing house
- Construction of a new double garage
- Construction of new swimming pool
- Rebuilding and widening of existing concrete driveway and crossover
- Construction of a new front fence

Environmental Planning and Assessment Act, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this statement.
Section 4.15 (1) (a)(ii) – Provisions of any draft environmental planning instrument	NA
Section 4.15 (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 4.15 (1) (a)(iiia) – Provisions of any planning agreement	NA
Land Reservation Acquisition	NA
Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	All building work to be carried out in accordance with the Australian Standards and the National Construction Code.
Section 4.15 (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	<p>(i) Environmental Impact The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this statement.</p> <p>(ii) Social Impact There is no change to the use of the property therefore proposed development will not have a detrimental social impact in the locality.</p> <p>(iii) Economic Impact The proposed development will not have a detrimental economic impact on the locality. Any effect it does have will be positive by the upgrading of the existing dwelling and the addition of a high quality extension.</p>

Section 4.15 Matters for Consideration'	Comments
Section 4.15 (1) (c) – the suitability of the site for the development	The subject land is not affected by any policy that restricts development because of the likelihood of land slip, bush fire, coastal impacts, tidal inundation, subsidence, acid sulphate soils or any other risk. In addition there is no change to the use of the property therefore the site is considered suitable for the proposed development.
Section 4.15 (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	The Northern Beaches Council will need to consider any submissions received in response to the public exhibition of the proposed development.
Section 4.15 (1) (e) – the public interest	The proposed design improves the streetscape along Mildred Avenue by upgraded the existing facade and reviving the front landscaping.

Environmental Planning Instruments

Warringah Local Environmental Plan 2011

Principal Development Standards

Standard	Requirement	Proposed	% Variation	Complies
Additional Permit uses	NA			NA
Acid Sulfate Soils	NA			NA
Heritage	NA			NA
Maximum Building Height	8.5 meters	7.1 meters		Yes
Land Reservation Acquisition	NA			NA
Minimum Lot Size	600sqm			NA
Land Zoning	Low Density Residential			NA
Landslip Risk Map	Site is within both area A and area B Area A - Slope <5° Area B - Flanking Slopes 5° to 25°			Assessment by Geotech Engineer
Land Reclassification	NA			NA

Evaluation

The proposal is fully compliant with the Principle Development Standards of the Warringah LEP 2011. The proposal is generally consistent with adjoining and surrounding development. It has varying setbacks, good articulation and largely retains the existing dwelling on site.

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Proposed	% Variation	Complies
B1 Wall Height	7.2m	6.6m		Yes
B3 Side Boundary Envelope	4m (east)	0.1m - 1.55m	1% - 39%	No
	4m (west)	0m - 0.25m	6.5%	No
B5 Side Setback	0.9 meters (east)	1.02m - 1.2m		Yes
	0.9 meters (west)	9.45m - 1.2m		Yes
B7 Front Setback	6.5 meters	6.5m - 9.9m		Yes
B9 Rear Setback	6 meters	17.5m - 20m		Yes
D1 Landscaped Open Space and Bushland Setting	40% 288 SQM	40% 288 SQM		Yes
D16 Swimming Pools and Spa Pools	Pools are not to be located in the front building setback.	The new pool is not located in front setback		Yes
D16 Swimming Pools and Spa Pools	Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.	NA		NA
D16 Swimming Pools and Spa Pools	Swimming pools and spas are to be setback from any trees	The new pool is appropriately setback from all trees - refer arborists report		Yes

Evaluation

B3 Side Boundary Envelope

Description of non-compliance

The proposal exceeds the envelope control on the eastern side boundary envelope by a maximum 1.55m at the southern edge for a distance of 7.9m. On the western side boundary envelope the proposal exceeds the envelope at the southern edge by a maximum of 0.25m for a distance of 3m.

It is noted that the site has a 11% grade running from the northern front boundary down to the southern rear boundary.

Merit consideration

The development has been considered against the underlying objectives of the control as follows:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.* Comment: The proposal is fully compliant with the maximum building height control and is considered modest in comparison to the surrounding residential development in the vicinity. The design is well articulated and demonstrates generous varying setbacks to all boundaries. The development is a single storey dwelling with garage seen from Mildred Avenue and is a maximum of two stories at the rear of the property. The surrounding development, in particular the adjacent neighbours at numbers 11 and 15 Mildred Avenue, is considerably more substantial. Both neighbouring dwellings being two or three storey houses seen from Mildred Ave and three storey houses towards the rear of the block.
- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.* Comment: The proposed development demonstrates generous spatial separation between adjoining and surrounding dwellings and therefore will ensure good light, solar access and privacy to adjoining properties.
- *To ensure that development responds to the topography of the site.* Comment: The proposed development responds directly to the topography of the site by locating the higher two storey component of the dwelling at the rear of the property. It is noted that the site slopes down towards the rear southern boundary with an 11% grade.

Conclusion

The proposal at 13 Mildred Avenue upgrades the existing dwelling house, improves the streetscape and provides a modest rear extension. The design meets all the requirements of the WLEP and generally meets the controls of the WDCP.

The proposal is consistent with the surrounding development in the vicinity and is modest in comparison to the adjacent neighbouring houses. The non-compliances in the DCP controls are minor and despite the departure from the numerical controls the proposal is considered to be consistent with the relevant objectives of the WDCP.

Having regard to the above justification, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in Section 5(a) of the Environmental Planning and Assessment Act, 1979, and therefore should be considered worthy for approval.