

07/06/2024

Statement of Environmental Effects
28 Alto Avenue, Seaforth

Contents:

- 1.0 INTRODUCTION
- 2.0 SITE
- 3.0 PROPOSED DEVELOPMENT
- 4.0 PLANNING CONTROLS
- 5.0 CONCLUSION

1.0 INTRODUCTION:

This report is submitted to Northern Beaches Council in support of a development application for alterations and additions to an existing house at 28 Alto Avenue, Seaforth (Lot 66 DP11162).

The existing house is a single storey cottage with 3 bedrooms, 2 Bathrooms with WCs in each, separate Toilet, Laundry, Family Room, Kitchen, Dining and Living room with external balcony off the Living Room. The dwelling is for domestic use with general domestic landscaping. The property has a slightly elevated position from the street with a slope of 5° to the east.

The proposal will provide significant improvement to the residential amenity of the occupants. A new 2nd storey addition is proposed and will contain a connecting stair, a new upstairs toilet, 3 new bedrooms, with a small ensuite, walk-in wardrobe and balcony for the proposed master bedroom, which will provide much needed additional living space to this small cottage.

The proposal includes a small lower level extension to the living room to the north.

This Statement has been prepared pursuant to Northern Beaches Council Development Application and Modifications Lodgement Requirements.

This application has been prepared taking into account the following key issues:

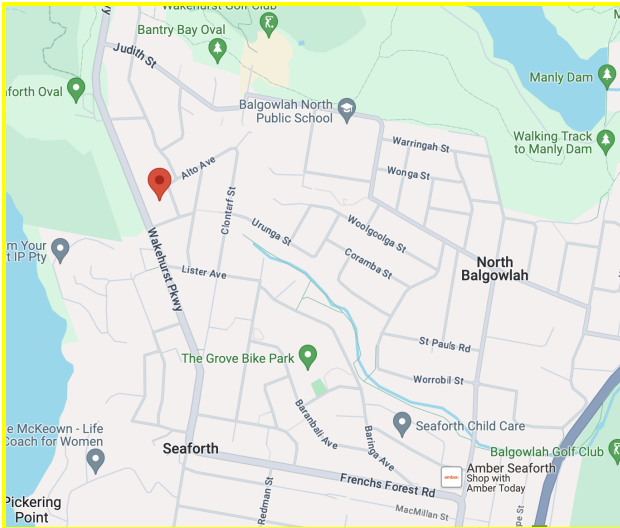
- The desire to provide additional high quality accommodation.
- The minimal impact of the development on the amenity of the surrounding properties.

The report should be read in conjunction with the attached plans and reports.

- Architectural Plans, Sections and Elevations.
- Shadow Diagrams
- Survey Plan
- Site Plan
- Basix Certificate.
- Structural Engineering Drawings

2.0 SITE:

Location Plan: 28 Alto Avenue, Seaforth.



The site is located on the western side of Alto Avenue, Seaforth.

The site has a total area of 520.3m² and is rectangular in shape and slopes from west to east at approximately 5 degrees.

Front and Rear Boundaries are 12.190m and side boundaries are 42.670m

The proposed addition is contained well within the outline of the existing house.

There is no basement

The ridge of the existing house is at RL 99.40m. The highest point of the proposed roof to the addition is RL 101.31m.

There is no proposal to amend the existing landscaping.

3.0 PROPOSED DEVELOPMENT

This section should be read in conjunction with the attached architectural plans.

The planning of the 2nd storey addition has external walls setback from the ground floor existing walls which ensures ample space between the new addition and the boundaries.

The existing tiled roof over the existing house is retained around the perimeter of the proposed 2nd storey retaining a pleasant transition between the old and the new and to minimise its impact.

The roof over the new 2nd storey addition is pitched slightly less than the existing and is to be finished with Corrugated Colorbond. The roof height is limited to achieve a minimum ceiling height of 2.7m to the 2nd floor addition. The lower level extension is contained within the profile of the existing house.

Water: Requirements for the proposal are considered appropriate and will access current services.

Appropriate water saving devices will be installed in accordance with the Basix Certificate.

Stormwater will be directed to existing stormwater installation.

Energy: A Basix Certificate is submitted with the application and demonstrates that the proposed extension is able to comply with the State Government's Energy Efficiency Requirements. The proposal has been designed to maximise daylight access and permit cross ventilation. Appropriate energy saving devices will be installed.

Noise and Vibration: Appropriate measures will be adopted during construction stage to manage noise and vibration levels in accordance with Council requirements. After initial construction period the residential development is not considered to cause any additional adverse noise impacts.

Construction: The building process will be managed to minimise disruption to the local community and environment. However some noise is inevitable during construction phase this will be managed in accordance with Council standards.

Cumulative Impacts: The subject building is adequately sized, shaped and oriented to accommodate the proposed development. The objectives of the design is have minimal impact on the amenity of adjoining properties. Accordingly, the cumulative impact of the development on the character of the neighbourhood is expected to be negligible.

4.0 PLANNING CONTROLS

The planning instruments that guide this proposal are:
Manly Local Environmental Plan 2013
Manly Development Control Plan 2013

The General Aims of these plans are to:

- a) Ensure that development contributes to the quality of the natural and built environments.
- b) Encourage development that contributes to the quality of our streetscapes and townscapes.
- c) Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining DAs.
- d) Ensure future development has consideration for the needs of all members of the community.
- e) Ensure development positively responds to the qualities of the site and its context.
- f) Ensure development positively responds to the heritage and character of the surrounding area.

The proposal will retain the character of the area which consists mainly of detached dwelling houses generally with pitched roofs. The proposal has been designed to improve the amenity of the site for it’s occupants without compromising surrounding development.

The site is not a listed heritage item nor located within a heritage conservation area.

4.1 Manly Local Environmental Plan 2013

The proposal is assessed against the other relevant provisions of the LEP in Table 1:

Table 1.

Matters for consideration under Manly Local Environmental Plan 2013	Compliance	Comment
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<p>4.3 Height of buildings</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to provide for building heights and roof forms that are consistent with the topographic landscape, prevailing building height and desired future streetscape character in the locality,</p> <p>(b) to control the bulk and scale of buildings, (c) to minimise disruption to the following:</p> <p>(i) views to nearby residential development from public spaces (including the harbour and foreshores),</p> <p>(ii) views from nearby residential development to public spaces (including the harbour and foreshores),</p> <p>(iii) views between public spaces (including the harbour and foreshores),</p> <p>(d) to provide solar access to public and private open spaces and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings,</p> <p>(e) to ensure the height and bulk of any proposed building or structure in a recreation or environmental protection zone has regard to existing vegetation and topography and any other aspect that might conflict with bushland and surrounding land uses.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p>	<p>Yes</p>	<p>The maximum height shown for the plan on the Height of Buildings Map is 8.5m. The maximum height of the proposed new roof will be RL101.31m at the ridge line which is 7.91m above the natural ground and shall be below the standard by 590mm .</p> <p>The proposal does not present sunlight or view issues for any of the neighbouring properties. Refer 3.4 below.</p>
<p>4.4 Floor space ratio</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to ensure the bulk and scale of development is consistent with the existing and desired streetscape character,</p> <p>(b) to control building density and bulk in relation to a site area to ensure that development does not obscure important landscape and townscape features,</p> <p>(c) to maintain an appropriate visual relationship between new development and the existing character and landscape of the area,</p> <p>(d) to minimise adverse environmental impacts on the use or enjoyment of adjoining land and the public domain,</p> <p>(e) to provide for the viability of business zones and encourage the development, expansion and diversity of business activities that will contribute to economic growth, the retention of local services and employment opportunities in local centres.</p> <p>(2) The maximum floor space ratio for a building on any land is not to exceed the</p>	<p>Yes</p>	<p>The allowable FSR for this site from the Floor Space Ratio Map is 0.45 The area of the site is 520m² Allowable Total Floor Area: 234m²</p> <p>Total Floor Area of proposal: 197m² This is within allowable FSR requirements.</p>

floor space ratio shown for the land on the Floor Space Ratio Map.		
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4.2 Manly Development Control Plan 2013

The proposal is assessed against the other relevant provisions of the DCP in Table 2:

Table 2.

Matters for consideration under Manly Development Control Plan 2013	Compliance	Comment
3.1 Streetscapes and Townscapes	Yes	The proposed addition has no impact on the Streetscape or the Townscape
3.2 Heritage Considerations	Yes	The site is not a listed heritage item or located within a heritage conservation area.
3.3 Landscaping	Yes	There is no proposal to amend the existing landscaping.
3.4 Amenity (Views, Overshadowing, Overlooking /Privacy, Noise) 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 including noise and vibration impacts.	Yes	<p>The proposal does not present view issues for any of the neighbouring properties</p> <p>Refer attached 21 June Shadow diagrams.</p> <p>The 9am Shadow Diagrams indicate minimal additional shading to the rear garden at 30 Alto Avenue some shading over the trees at the rear of 51 Wakehurst Parkway</p> <p>The 12pm Shadow Diagrams indicate minimal additional shading to the rear garden at 30 Alto Avenue</p> <p>The 3pm Shadow Diagrams indicate minimal additional shading to the rear garden with some over the roof only at 30 Alto Avenue</p> <p>The window at the rear of 30 Alto Avenue is partially affected at 3pm. No other windows of neighbouring properties are affected.</p> <p>The proposal does not present any additional noise or vibration impacts.</p>
3.5 Sustainability	Yes	A Basix Certificate is submitted with the application and demonstrates that the proposed extension is able to comply with the State Government's Energy Efficiency Requirements
4 Development Controls and Development Types	Yes	Height of Building and FSR are addressed under Manly Local Environmental Plan 2013 item 4.1 above.

<p>4.1.7.1 First Floor Additions</p> <p>First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.</p>	<p>Yes</p>	<p>The first floor additions of the proposal compliments the architectural style of the ground floor and retains similar roof forms.</p> <p>The existing tiled roof over the existing house is retained around the perimeter of the proposed 2nd storey retaining a pleasant transition between the old and the new to minimise any impact.</p> <p>The proposed first floor addition has setbacks to ensure that adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.</p> <p>A setback is provided to the northern boundary of 2.850m.</p> <p>A setback is provided to the western boundary of 8m.</p> <p>A setback is provided to the southern boundary of 2.114m.</p>
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5.0 CONCLUSION

The Proposal has been designed to provide much needed additional accommodation to this small cottage while complying as closely as possible with the intent of the council planning controls. The design of the proposal aims to ensure that the amenity of the adjoining dwellings are maintained.

The proposal is considered to make a positive contribution to the local area providing a responsive development for this location. The proposal is considered worthy of Council support.