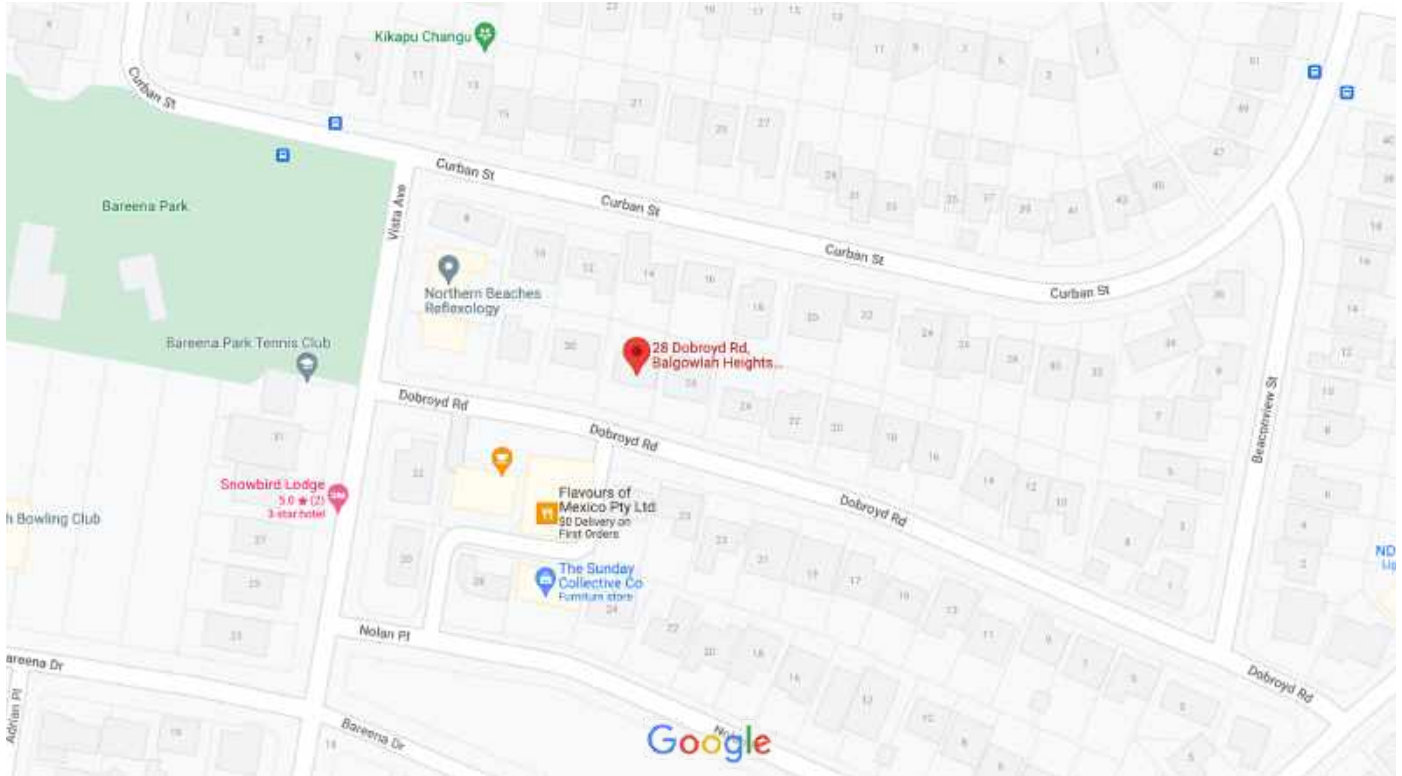


STATEMENT OF ENVIRONMENTAL EFFECTS



Alterations & Additions
28 Dobroyd Road, Balgowlah Heights NSW 2093
April 2023
Prepared by Cadence & Co Pty Ltd

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1. INTRODUCTION

This Statement of Environmental Effects ("SEE") accompanies a development application ("DA") for alterations property.

The purpose of this statement is to provide a detailed description of the proposal with a view to ensuring that the Council and interested members of the local community have access to all relevant information to assess the likely environmental impacts of the development application.

The Statement of Environmental Effects:

- describes the land to which the DA relates;
- describes the characteristics of the surrounding locality;
- describes the statutory planning framework within which the DA is to be assessed and determined;
- describes the form of the proposed development; and
- assesses the proposed development in the light of all the relevant heads of consideration listed under Division 4.15 of the Environmental Planning and Assessment Amendment Act, 1997.

The SEE is accompanied by architectural plans prepared by Cadence & Co Pty Ltd, DA00 – DA19.

2. THE SITE

2.1 Location

The site is located within the suburb of Balgowlah Heights, in a residential area.

2.2 Real Property Description

The site is also known as Lot 20 Section 23 in DP758044. The boundaries of the site are shown on drawing DA01, Site Plan and the survey that accompanies the DA submission.

2.3 Topography

The site falls from South East to North West by approximately 3.8m.

2.4 Areas and Frontage

The site has an approximate area of 602.9 square metres. It has a street frontage of 19.81metres. The site is a parallelogram in shape, 30.82-30.21m in length and 19.81-19.88m in width.

2.5 Improvements

Presently erected on the site is a two, to three storey house with a tile roof.

The new proposal replaces the existing stairs and deck with a new balustrade and extended deck at rear.

2.6 Access

Access to the site is off Vista Avenue. The main access route to the site is from Ernest Street.

3. SURROUNDING ENVIRONMENT

3.1 To the South

To the south of the site is the main road, Dobroyd Road which leads onto Vista Avenue.
Across from the site to the south is a double storey house with tile roof at no. 27 Dobroyd Road.

3.2 To the North

To the south of the site is a two-storey residence at no. 14 Cuban Street.

3.3 To the East

To the east of the site is no. 26 Dobroyd Road which is a two storey residence with a tiled roof.

3.4 To the West

To the west of the property is a two storey rendered residence with a metal roof at no. 30 Dobroyd Road.

3.4 General Observations

The area is comprised of medium sized lots. The street mainly consists of two or three storey houses that vary in age and character.

4. THE PROPOSED DEVELOPMENT

4.1 The Development

As detailed within the accompanying plans, the proposal is the alterations and additions to the existing external terrace space and stairs and internal new kitchen. There is a new floor finish on the existing terrace from the living and dining, new timber stairs from the new terrace and new glass balustrades. The alterations are minor, and the rest of the house remains unchanged.

Lower Ground

- Demolish external stairs.
- Remove planter under the external stairs.
- New paving where planter is removed.
-

Ground

- Remove tiles on existing deck from the living/dining area and replace with new tiles
- New extended terrace from kitchen and new external doors with a new balustrade.
- New external timber stairs.
- New kitchen and steps to existing dining area.

4.2 Height

No changes to height which is under 8.5m height control.

4.3 Setbacks

The proposed rear set back remains the same. The alterations of the kitchen terrace is setback from the existing terrace from living/kitchen.

4.4 Site Calculations

AREA CALCULATIONS COMPLIANCE TABLE (m2)

	EXISTING	PROPOSED	CONTROL	COMPLIANCE
SITE AREA	602.9m2	602.9m2	N/A	N/A
TOTAL GFA	273.4m2	274.2m2	N/A	N/A
FSR	0.45 :1	0.45 :1	0.45:1	YES
TOTAL OPEN SPACE	402.7m2	394.0m2	min 55% of site area min 331.6m2	YES
SOFT LANDSCAPED AREA (total)	177.1m2	177.1m2	min 35% of total open space No changes	YES
SITE COVERAGE	149.6m2	150.1m2	max 33% of site area max 199.0m2	YES
IMPERVIOUS AREA	425.9m2	425.9m2	No changes	YES

5. ZONING AND DEVELOPMENT CONTROLS

5.1 MANLY LOCAL ENVIRONMENTAL PLAN 2013

Acid Sulfate Soils Map & Landslide Risk Map
Height of Buildings Map
Heritage Map
Land Zoning Map

5.1.1 Acid Sulfate Soils Map & Landslide Risk Map

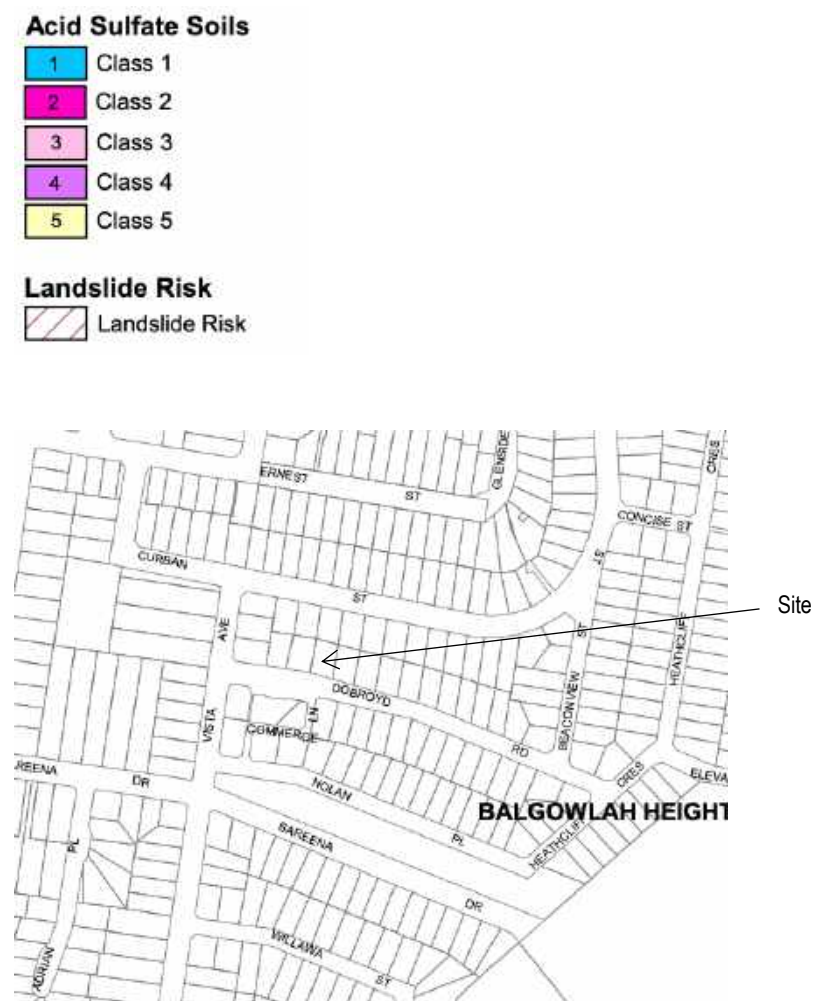


Figure 1: Acid Sulfate Soils Map & Landslide Risk Map, Manly LEP 2013

The site is not on Acid Sulfate Soils Map & Landslide Risk Map.

5.1.2 Height of Buildings Map



Figure 2: Height of Buildings Map, Manly LEP 2013
The site has the maximum height of 8.5m

5.1.3 Heritage Map

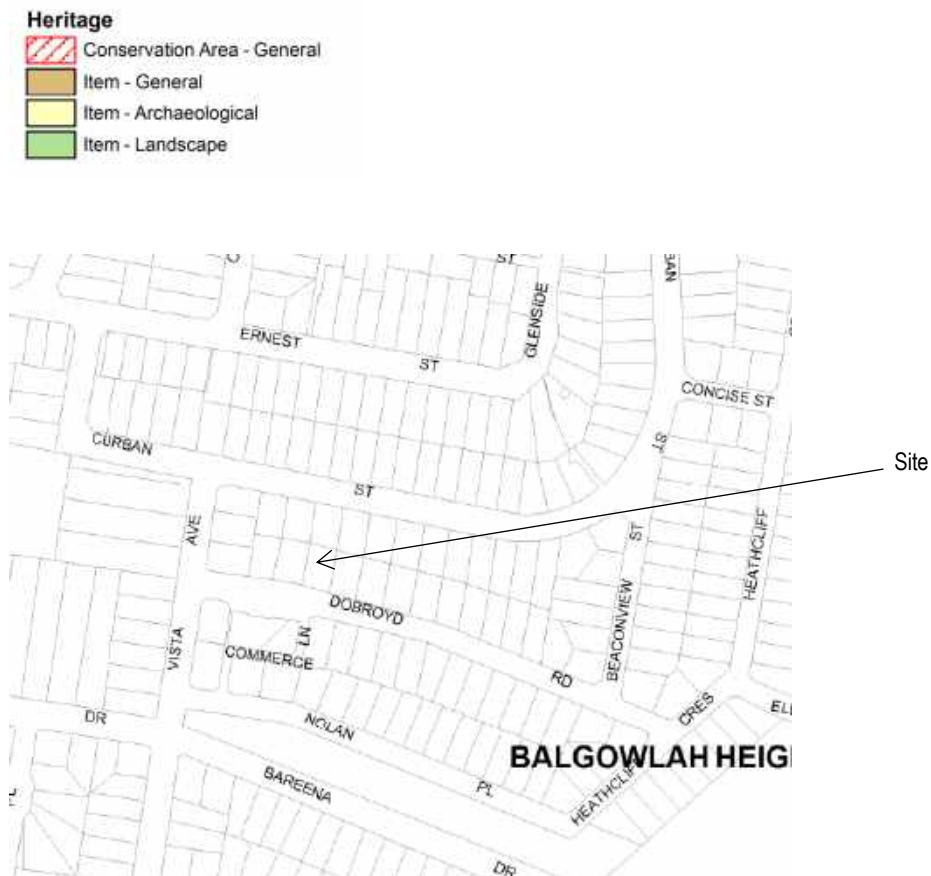


Figure 3: Heritage Map, Manly LEP 2013
The site is not on Heritage Map

5.1.4 Land Zoning Map

Zone

B1	Neighbourhood Centre
B2	Local Centre
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
DM	Deferred Matter

Site



Figure 5: Land Zoning Map, Manly LEP 2013

The site is on R2 Low Density Residential

5.2 NORHTEN BEACHES COUNCIL MANLY DEVELOPMENT CONTROL PLAN 2013

Development Control Plan			
Standard	Required	Proposed	Compliance
Streetscape (Residential Area)	DCP clause 3.1.1 Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area.	No changes	Yes
Landscaping	DCP clause 3.3 a) The design, quantity and quality of open space should respond to the character of the area. b) Planting criteria including Native Plant Species and Amenity c) Undercroft areas must be presented as a positive space and integrated into the design of the building by use of appropriate landscaping and/or the retention of natural features and vegetation where possible, having regard to the volume of the space and its orientation. In relation to sloping sites and in lower density area, any supporting undercroft structures must be minimised.	No changes	Yes
Amenity (View, Overshadowing, Overlooking/ Privacy, Noise)	DCP clause 3.4 a) Careful Design consideration should be given to minimize loss of sunlight, privacy, views, noise and vibration impacts and other nuisance (odour, fumes etc.) for neighbouring properties and the development property. This is especially relevant in higher density areas, development adjacent to smaller developments and development types that may potentially impact on neighbour's amenity such as licensed premises. b) Development should not detract from the scenic amenity of the area. In particular, the apparent bulk and design of a development should be considered and assessed from surrounding public and private viewpoints. c) The use of material and finishes is to protect amenity for neighbours in terms of reflectivity. The reflectivity of roofs and glass used on external walls will be minimal in accordance with industry standards. See also Council's Administrative Guidelines regards DA lodgement requirements for materials and finishes.	The alterations are minor and do not affect privacy or overlooking. A screen has been added to the kitchen terrace to mitigate any privacy issues. The existing tree also obscures views to the neighbouring property	Yes

Sustainability	<p>DCP clause 3.5</p> <ol style="list-style-type: none"> 1) To ensure the principles of ecologically sustainable development are taken into consideration within a consistent and integrated planning framework that achieves environmental, economic and social sustainability in the short, medium and long term 2) To encourage the retention and adaptation of existing dwellings including a preference for adaptive reuse of buildings rather than total demolition. Where retention and adaptation is not possible, council encourages the use of building materials and techniques that are energy efficient, non-harmful and environmentally sustainable. 3) To minimize waste generated by development and embodied in the building materials and processes through demolition. 4) To encourage the use of recycled materials in landscape construction works. 5) To encourage the establishment of vegetable gardens and the planting of fruit trees. 6) To encourage energy efficient building design, construction and practices, that reduce energy consumption, reduce the use of non-renewable fossil fuels, minimize air pollution, greenhouse gas emissions and reduce energy bills. 7) To require that residential site planning and building design optimize solar access to land and buildings. 8) To site and design development to optimize energy conservation and sustainability in accordance with BASIX legislation and encourage development to exceed requirements particularly to ensure energy efficient use of energy for internal heating and cooling. 9) To site and design development to optimize energy conservation and sustainability to which BASIX does not apply. 10) To ensure non-residential development involving a gross total floor area of greater than 500sqm set and meet criteria for energy efficiency/conservation through an Energy performance report. 11) To ensure non-residential development complies with the BCA energy efficiency provision. 	No changes	Yes
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Stormwater Management	<p>DCP clause 3.7</p> <ol style="list-style-type: none"> 1) To manage urban stormwater within its natural catchments and within the development site without degrading water quality of the catchments or cause erosion and sedimentation. 2) To manage construction sites to prevent environmental impacts from stormwater and protect downstream properties from flooding and stormwater inundation. 3) To promote ground infiltration of stormwater where there will be no negative (environmental) impacts and to encourage on-site stormwater detention, collection, and recycling. 4) To make adequate arrangements for the ongoing maintenance of stormwater facilities. 	No changes Existing roof area is 203m ²	Yes-No proposed roof area has been identified. Proposed work has little impact on the existing stormwater system.
Residential Density & Subdivision	<p>DCP clause 4.1.1</p> <p>Density Area D7 – 1 dwelling per 750m²</p>	Site Area is 602.9m ²	Yes-existing site and dimensions are unchanged
Height of buildings	<p>DCP clause – 4.1.2</p> <p>Maximum Height 8.5m</p>	No changes to existing building height	Yes
Floor Space Ratio	<p>DCP clause – 4.1.13</p> <p>Floor Space Ratio 0.45:1</p>	The proposed meets the control with 0.45:1 FSR	Yes

Setback (Front, side and rear)	<p>DCP clause – 4.1.4</p> <p>Front</p> <p>a) Relate to neighbouring sites and the prevailing building lines or 6m</p> <p>b) Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction</p> <p>Side 2.0m</p> <p>Rear Minimum 8m</p>	No changes on existing setbacks	Yes
Open space and landscaping	<p>DCP clause – 4.1.5</p> <p>Minimum 55% of site area (Min.331.0m^{2s} is required)</p>	The proposed open space is 394m ²	Yes
Parking	<p>DCP clause – 4.1.6</p> <p>Min 2 spaces</p>	No new proposed parking spaces have been identified.	N/A
Vehicular Access	<p>DCP Clause - 4.1.6.4</p> <p>a) All vehicles should enter and leave the site in a forward direction.</p> <p>b) Vehicular access and parking for buildings with more than 1 dwelling is to be consolidated within one location, unless an alternative layout/design would better reflect the streetscape or the building form.</p> <p>c) Vision of vehicles entering and leaving the site must not be impaired by structures or landscaping.</p> <p>d) Particular attention should be given to separating pedestrian entries and vehicular crossings for safety.</p>	No new proposed vehicle access has been identified.	N/A
First Floor and Roof Additions	<p>DCP Clause - 4.1.7</p> <p>a) 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>	No proposed work on first floor and roof have been identified.	N/A

	<p>b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of Manly. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.</p>		
Development of sloping sites	<p>DCP clause – D4.1.8</p> <p>a) Site Stability Report may be required in Geotechnical Areas G2, G3 and G4</p> <p>i) The applicant should complete Council's Checklist for Preliminary Assessment of Site Conditions (Landslip) at Schedule 11 of this plan to determine whether a Site Stability Report is required. All development involving load bearing building works must complete the checklist for Preliminary Assessment of Site Conditions (Landslip) to ensure developments follows good engineering practice.</p> <p>b) Area G2 - Potential Hazards i) Potential Geotechnical hazards in this area include:</p> <ul style="list-style-type: none"> • Rock falls and slumping of soil and fill materials from unsupported cuts and natural cliffs onto public and private pathways and roadways. • Possible creep of talus materials on steeper soil covered slopes. 	This site is not on the Landslide Risk Map.	N/A
Swimming pools, spas and Water features	<p>DCP Clause - 4.1.9</p> <p>Height above ground not more than 1m</p> <p>a) Swimming pools and spas must not be located within the front setback i.e. between the front boundary of the lot and the building line. Consideration of any exception to the required location must demonstrate that any swimming pools and/or spa and their curtilage and/or concourse:</p> <p>i) does not detract from the amenity or character of the neighbourhood; and</p> <p>ii) is a minimum distance from the front boundary equivalent to at least twice the height of the swimming</p>	No new swimming pool, spa and water features	N/A
Fencing	<p>DCP Clause - 4.1.10</p> <p>Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above ground level at any point.</p>	No freestanding walls or fences proposed	N/A

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

In determining the subject DA, council is required to consider those relevant matters listed in Division 4.15 of the Environmental Planning and Assessment Amendment Act, 1997. Each of the relevant matters is addressed below.

6.1 Division 4.15 - Statutory Planning Considerations

Division 4.15 requires the consent authority to take into consideration:

“(a) the provision of:

- (i) any environmental planning instrument; and*
- (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority; and*
- (iii) any development control plan; and*
- (iv) any matters prescribed by the regulations that apply to the land to which the development application relates.”*

These matters (and others) are addressed in both Section 5 of this report, and below. The proposal complies with all the requirements of the statutory controls and is permissible with the consent of the Council.

6.2 Division 4.15 - Environmental, Social and Economic Impacts

Division 4.15 requires the consent authority to consider:

“(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.”

The proposal is compatible with the existing house.

The improvements will add value to the existing house and will not change the streetscape.

The proposal will not have any unreasonable adverse impact on any adjoining site and will not have any adverse social or economic impacts.

6.3 Division 4.15 - The Suitability of the Site

Division 4.15 requires the consent authority to consider:

“(c) the suitability of the site for the development.”

The subject site is currently occupied by two and three storey building.

It is permissible within the zoning of the land and is appropriate to the size of the allotment.

The subject site is accordingly considered suitable for the proposed development.

6.4 Division 4.15 - Submissions

Division 4.15 requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”.

Any relevant representations will need to be considered by the consent authority in the determination of the development application.

6.5 Division 4.15 - Public Interest

Division 4.15 requires the consent authority to consider:

“(e) the public interest”.

The proposal will not have any unreasonable adverse impact on any adjoining site, and is considered to be an appropriate form of development for the subject site. Accordingly, the proposal is considered to be satisfactory with regard to the public interest.

7. CONCLUSION

The development is permissible with consent on the subject site and is considered to be consistent with the various planning objectives, provisions and controls for the area. The proposal is compatible with surrounding development and development in the locality generally.

Having regard to the above, and in the light of the relevant heads of consideration listed under Division 4.15 of the Environmental Planning and Assessment Amendment Act, 1997, the proposal is considered to be reasonable and appropriate and worthy of favourable consideration by the Council.

Appendix – Photos



1.View of Dobroyd Road looking South.



2.View of Dobroyd Road.



3. View of existing front of house and carparking.



4. Existing timber stairs to the existing external terrace



5. View from existing dining to existing kitchen



6. View of existing external terrace



7. View from existing kitchen to external terrace



8. Existing garden to be demolished under the timber stairs.