

**STATEMENT OF ENVIRONMENTAL EFFECTS
INCLUDING PHOTOGRAPHIC REPORT**

FOR

**ALTERATIONS AND ADDITIONS TO EXISTING
DWELLING**

AT 11 MILDRED AVENUE, MANLY VALE

Application prepared by:

Stephen Jones Associates

PO Box 951

MANLY NSW 2095

Ph: 02 9977 2240

Email: sj@stephenjonesassociates.com

Website: www.stephenjonesassociates.com

INTRODUCTION

This report accompanies a development application for alterations and additions to a two storey dwelling with sub floor level and should be read in conjunction with architectural plans prepared by Stephen Jones Associates, Basix by Concept Design and C&A Surveys. No Hydraulic Engineers information was deemed required at this stage for this Application.

This statement assesses the proposal against Northern Beaches (and Warringah) Council's LEP 2011 & DCP 2011. Due regard has also been given to the matters for consideration in S79 of the Environmental Planning Assessment Act 1979 as amended.

The report is intended to assist Council's consideration and processing of the application by providing full details of the proposed development and its implications.

Note that given the scale and potential of impact on neighbouring properties it was considered that a pre DA with Council was not essential with full awareness and knowledge of the planning issues created by the application.

The proposal has been discussed with the owners of both adjacent dwellings.

Please note that a photographic record is contained at the end of this report.

1.0 SITE DESCRIPTION

1.1 Site Description and Location

The subject property is known as 11 Mildred Ave, Manly Vale. The legal description of the property is Lot 75 D.P. 10974. The lot is rectangular in shape with a northern street frontage of 15.24m with side boundary of 47.245 totalling an area of 720 sq.m by calculation.

The existing dwelling being part of the first residential subdivision was constructed in the 1960's. The dwelling is in reasonable condition. An Application to Council for Alterations and Additions was lodged and approved by Council for a roof addition around 1985, with works as executed. In this application it is proposed to construct further alterations and additional to the existing dwelling with the proposed details are more specifically outlined in this report and plans and information attached.

The site as mentioned is original of the first subdivision and thus being solely residential has no contaminants. There has been no testing or assessment of the site for land contamination.

1.2 Context

The site is situated in an established area consisting of predominantly one to two storey dwellings on both sides of Mildred Ave,. The existing surrounding context is fairly consistent in building form, volume and building materials. Many of the existing houses have undergone recent modernisations and facelifts and renewal within the recent years.

1.3 Topography

The site has a 1.5m. nom. hill within north to south from front to rear of the lot with minimal crossfall.

1.4 Existing Vegetation

The site has no significant trees on site proposed to be removed.

2.0 NORTHERN BEACHES COUNCIL PLANNING CONTROLS

It is acknowledged that there is non compliance issues as noted in table below and reasons for these outlined later in this report

SITE AREA = 720 sq.m

SITE COVER CURRENTLY = 218SQ.M OVER 720 SQ.M = 30% COMPLIES
PROPOSED ADDITIONAL 16.5SQ.M = 32% NON COMPLY
NO CHANGE TO EXISTING LANDSCAPING AREAS

SETBACKS

FRONT	UNCHANGED	complies
SIDE	0.9m GROUND FL.	complies
REAR	17.0m EXISTING 15.5M PROPOSED	complies

HEIGHT NO CHANGE PROPOSED complies

NOTE ; See to follow requests to vary Site Cover, Side Boundary Setback standard to new stair surround.

3.0 PROPOSED DEVELOPMENT

3.1 Description

It is the intention of this application to do both external works of; new external alternate access stairs to first floor with surround, extend existing roof, recladding of first floor, extend deck to rear with new ldy./store under (+9sq.m) and internal reconfigurations incl. new kitchen and new pool. Request to vary council standards are outlined below.

3.2 Design & Considerations

A number of factors peculiar to the site have led to the particular design of the proposal which objectives are :-

- Provide a dwelling with improved external appearance with modern “makeover” including roofline changes with reconfigured internal kitchen dining and living spatial arrangements and improved and alternate access to first floor and extended rear deck to better meet today’s standards and demands of a 4-5 person family.
- The new internal arrangements are limited to new kitchen and new hall to suit new alternate external access and extended bedroom to first floor.
- New external works include; extended deck (1.5m) to rear with new timber access stairs and new laundry under, new extended split gable roof over to extended (1.5m) bedroom 1 to first floor, re clad external first floor replacing existing with new windows. Also new additional and alternate stair access with surround to first floor. Use materials compatible and complimentary to the existing structure and within the surrounding buildings and vicinity.
- Provide an outcome to consider both Council Controls and the amenity of neighbours and the subject site alike. The proposed seeks the exception of meeting the side boundary setback Control, marginally breaching Site Coverage. The proposal

observes ESD Principles in terms of Basix, aspect and materials with improved insulation treatments.

Request to vary Council Controls

Breach of side boundary setback

It is requested to vary the above standard on a merit based assessment as indicated on the elevations with the following considerations;

- The proposed stair surround is set well back from the main face of the building in terms of street frontage and reads as a complimentary element to the architectural fabric of the building
- The impact on the neighbours is considered minimal for the following reasons; the element only extends a short run along the side boundary of 4.5 metres and eliminates existing windows and potential for overlooking from the original building, the adjacent newly constructed building is not significantly impacted from the proposed in terms of outlook and significant additional shadow cast. It should be noted that there are no windows to habitable rooms to the property to the west adjacent and mutual benefit in terms of the amenity remaining preserved is considered by the proposed.

It is considered the proposed external treatment of the proposed element combined and in conjunction with the elements in the makeover will enhance the value of the properties within the vicinity.

Site Cover

Council controls states a maximum of 30% Site Cover. The current building with driveway is currently on the standard. The building in its current form under the control therefore allows for no scope for additional site cover. As part of the proposed improvements, it is proposed to add 7.5 sq.m in the proposed new stairs, 9sq.m of extended new deck. A total of an additional of 16.5sq.m. This increases the 30% to 32% site cover. It is considered that the slight increase in site cover will not adversely effect to intent of this control

It is requested that Council vary this standard as part of the proposed improvements to the building that has remained in its current form for the past 35 years.

4.0 ANALYSIS OF ENVIRONMENTAL EFFECTS & SUITABILITY

The proposed development has been relayed to both adjacent neighbours.

4.1 Streetscape

The context of the building forms in the locality consists of dwellings constructed between post war and present. The proposal will have significance to the existing streetscape by providing an improvement change to the façade. Note that there are numerous additions and new buildings occur along the street as noted within the photographic report. Note that the design intends to contribute to the overall modernisation the dwellings within the vicinity.

4.2 Social and Economic Impacts

It is expected that the proposal will have no significant social or economic impact.

4.4 Overshadowing

The shadow lines for the additions are shown as per councils requirements to assist in this assessment. The proposed indicates shadows cast during 9am mid winter represents a worst case scenario.

4.5 Privacy

The proposed development has reduced the potential for overlooking into the western property from existing conditions by reducing the windows to this vantage point. To the east is unchanged.

4.6 Acoustic Privacy

The construction is double brick veneer with insulation to R value of min. as noted in the Basix Report. Noises transmissions will not be significant being alterations to ground floor with conditions essentially unchanged from existing.

4.7 Views

The proposal will have no significant effect on view loss to adjacent dwellings.

4.8 Traffic and Access

It is anticipated that traffic volumes will be unchanged.

4.9 Air and Noise

It is considered that air and noise emissions will not adversely affect the amenities of the vicinity.

4.10 Soil and Water

As noted on plans attached appliances provided will be of AA rating.

There is minimal proposed change to porous surfacing and therefore minimal change to runoff conditions.

5.0 UTILITIES

The proposed alterations and additions will require no additional demand on servicing amenities which have the same impact upon stormwater runoff from the site and will drain into an existing stormwater disposal system. With increased soft soil component it is considered that existing conditions will be improved.



