

Statement of Environmental Effects (SEE)

for

Renovations and extensions to 18 Bellevue Street, Fairlight

Introduction

This Statement of Environmental Effects (SEE) is provided in support of the Development application made for renovations and extensions proposed to the existing residence at 18 Bellevue Street, Fairlight.

Proposal

The proposed works involve internal alterations to the existing residence and a 16 m² (2m) single storey extension to the rear / eastern end of the property. A small patio with a pergola over is proposed off the new extension in order to provide some level of privacy from the neighboring properties and provide protection from the summer sun. The existing hipped roof will be extended and replaced with Colourbond roof sheeting, due to the poor condition of the existing Marseille roof tiles.

The property (i.e., Lot C of DP311991) is only 260.5m² in area and has a fall across the length of the site (from East to West) of around 1.6 m. The property is overlooked from the Southern and Eastern sides by two double storey residences, located at a higher level.

The changes / extensions proposed are minimal and should not impact on the character of the dwelling, the neighbors or streetscape. The proposed location of the Pergola and Patio and the introduction of mature vegetation to the Eastern end of the property, have been specified following feedback received at a Pre DA meeting with Northern Beaches Council on the 26 November 2020.

Manly LEP 2013 (MLEP)

The site is zoned R1 - General Residential. The development proposes no exceptions to the development standards prescribed in the MLEP.

There is no Critical Habitat, Contamination, Bushfire Prone Classification or Heritage Conservation Controls applicable to the property. Whilst the property is classified with an Acid Sulphate Soils Class 5 classification, its height above AHD of 5m and distant relationship to any Class 1 – 4 sites, means that no particular action is required.

The streetscape of Bellevue Street is classified as a Landscape Heritage Area – however this applies to the streetscape only and not the property in particular. No changes are proposed to the streetscape except for the proposed introduction of a screen wall to the bins area, which will improve the visual amenity to the immediate neighborhood.

The height of the existing and proposed roof ridge line is RL 44.32. This well under the 8.5m height limit applicable to the property, as defined in the LEP.

A Gross Floor area (GFA) of 156.3m² is allowed on the property, based on a FSR of 0.6: 1. A GFA of only 122 m² is proposed in this application.

Manly Development Control Plan 2013 (MDCP)

Clause 3.1.1 - Streetscape

No changes are proposed to the street facing elevation of the building, except for the proposed replacement of roof tiles with a Colourbond profiled roof sheeting. This roof sheeting is compatible with other finishes introduced /present along the street.

The proposed introduction of a bin screen/wall to the Western boundary fence will improve the streetscape and visual amenity for the neighborhood.

Clauses 4.1.4 - Setbacks

No change is proposed to the existing front setback.

The side setbacks proposed for the rear extension, align with the locations and set backs of the walls of the existing building. These setbacks comply with the minimum requirement of 900mm as defined in MDCP.

Neither of the existing nor proposed rear setbacks (i.e. 6.68m for existing and 4.65m for proposed) comply with the minimum of 8m defined in the MDCP. Due to the small site area, it could be argued that this particular control is not particularly relevant in this instance. With the 8m setback limitation, the only way that the full or increased GFA could be achieved on this property would be to introduce a second storey. This is not a realistic option in this instance, due to the limited 16m² increase in area proposed and due to accessibility challenges it will present to the aging owner of the property. A double storey building will also present further challenges in terms of meeting the objectives of the Setback control – i.e. ‘careful consideration must be given to minimizing the loss of sunlight, privacy and the views of the neighbors.’

Mature vegetation proposed to the South Eastern corner of the property will further enhance the privacy factor between 18 Bellevue Street and the adjoining/ overlooking properties at 208 and 206 Sydney Road.

Landscaping

The proposed Landscaped area is 52.5m² which exceeds the minimum Landscape area of 50m² defined in the MDCP.

A substantial number of mature trees and plants will be introduced to form an ‘aspect garden’ i.e. no lawn. The introduction of these plants will enhance the amenity of the garden for the owner of the property as well providing screening between this property and No’s 208 and 206 Sydney Road. In addition to the trees and plants displayed on the proposed landscape plan, numerous other smaller species will be introduced (such as Tree of Heaven - Begonias, Walking Iris & Bromeliads) to create a lush natural garden and a haven for birds.

Total Open Space

A Total Open Space of 122 m² is proposed. This is 21 m² less than the minimum requirement of 143m² (i.e. 55%) defined in the MDCP.

Considering the explanations already provided in Setbacks and Landscaping (above) and the owners particular desire to increase internal space (over external), due to skin sensitivities with exposure to the sun, it is considered that this slight noncompliance should be considered favorably.

Sunlight Access

Due to the proposed single-story arrangement of the building extension and the differences in levels between the proposed works and the adjoining properties, no additional impact to the sunlight access of neighboring properties will be experienced.

Privacy

The placement and design of the proposed new window (W1), has considered the potential privacy and overlooking impact on the residence to the North- i.e. No.20 Fairlight Street. This window has been located immediately opposite a blank wall of the adjacent building. The existence of a boundary fence and level difference between the two properties, means that there will be no 'overlooking' issues presented. To further enhance the privacy between No.18 & No.20, obscure glazing will be provided on W1- up to 1.6m above FFL - as requested in PLM Notes -2020 0264.

The pergola proposed to the patio on the eastern end of the property will provide visual privacy 'screening' between adjacent properties (at No's 208 & 206 Sydney Road) and the Private open space for No. 18 Bellevue Street.

Considering the above explanations, there should be no unreasonable impacts on privacy as a result of this proposed development.

Vehicle Access and Parking

No changes are proposed to the existing vehicle access and parking.

Stormwater

It is proposed that rainwater collection from the extended roof will connect into the existing storm water infrastructure on the property. The slight increase in roofed area -i.e. 16m², will not demand any further design or specification from a Hydraulics engineer.

Conclusion

Considering the subject site, the surrounding locality, the scale of the development proposed and its general compliance with the controls specified in the MDCP, I am of the opinion that the proposed works should be considered favorably. This opinion is further supported by the response / feedback provided by Council at the Pre DA meeting.

Should you have any queries relating to this document – please contact Richard Hindle directly.

Your Sincerely

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