



**Statement of
Environmental
Effects
at
Unit 1 / 2 Bolingbroke Pde,
Fairlight
NSW 2094
For
Fe Design Interiors**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at Unit 1 / 2 Bolingbroke Parade Fairlight.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Manly Local Environmental Plan 2013 ² (LEP), the Manly Development Control Plan 2011 ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Manly Local Environment Plan 2011, Manly Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Manly Local Environmental Plan 2013;

< <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

³ Manly Development Control Plan 2013; < <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the western side of Bolingbroke Parade in the residential neighbourhood of Fairlight.

Site Address: Unit 1 / 2 Bolingbroke Parade, Fairlight

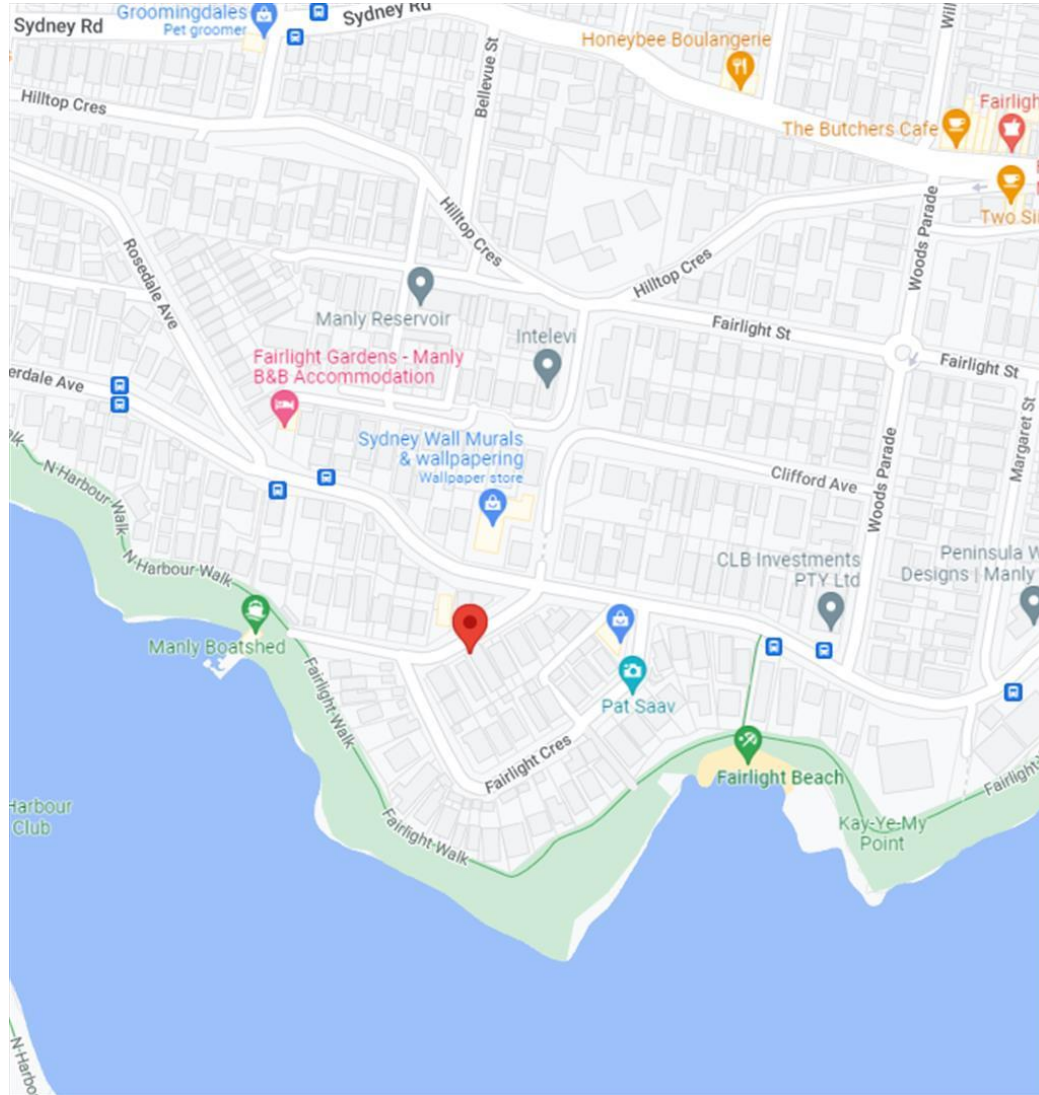


FIGURE 1: LOCATION PLAN Unit 1/2 Bolingbroke Parade, Fairlight. ⁴ Source Google Maps.

⁴ Location Map Unit1/2 Bolingbroke Pde Fairlight;

<<https://www.google.com/maps/place/1%2F2+Bolingbroke+Parade,+Fairlight+NSW+2094/@-33.7988155,151.2722608,17z/data=!4m5!3m4!1s0x6b12aba3bfa80ecb:0x47ee9d3e746e83f4!8m2!3d-33.7991097!4d151.2727758>>.

2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Manly)
Civic Centre, 725 Bolingbroke Parade,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning


Lot 24 DP.29355 known as Unit 1/2 Bolingbroke Parade, Fairlight, has a Zoning of R1 General Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Manly Local Environment Plan 2013
Manly Development Control Plan 2013




FIGURE 1a: Aerial Site View; Unit 1/2 Bolingbroke Pde Fairlight. Source; Realestate.com



Property Report

2 BOLINGBROKE PARADE FAIRLIGHT 2094



Property Details

Address: 2 BOLINGBROKE PARADE FAIRLIGHT 2094

Lot/Section /Plan No: CP/-/SP31975

Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Manly Local Environmental Plan 2013 (pub. 1-4-2016)
Land Zoning	R1 - General Residential: (pub. 2-11-2018)
Height Of Building	8.5 m
Floor Space Ratio	0.6:1
Minimum Lot Size	250 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Scenic Protection Land	Scenic Protection

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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FIGURE 2: Property report, Spacial Viewer DoIPE. Source DoPIE Planning Portal <<https://www.planningportal.nsw.gov.au/propertyreports/c9c8c72f-9e79-43e0-b5ff-c3ae942c349d.pdf>>.

2.5 Context and Streetscape

The residence is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the

avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey dwelling with housing directly opposite. The property is located on the high side of Bolingbroke Parade with views to the south over Fairlight and Sydney harbour. Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing.

The locality is considered a general residential R1 area. An important characteristic and element of Fairlight significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View. Source Google Maps.

<https://www.google.com/maps/place/1%2F2+Bolingbroke+Parade,+Fairlight+NSW+2094/@-33.7990742,151.2726587,3a,90y,147.48h,97.42t/data=!3m7!1e1!3m5!1sc-cQliRaefcj_MAT2VpFrg!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3Dc-cQliRaefcj_MAT2VpFrg%26cb_client%3Dsearch.gws-prod.gps%26w%3D86%26h%3D86%26yaw%3D158.89546%26pitch%3D0%26thumbfov%3D100!7i16384!8i8192!4m5!3m4!1s0x6b12aba3bfa80ecb:0x47ee9d3e746e83f4!8m2!3d-33.7991097!4d151.2727758>.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling accessed via stairs to the front.

2.7 Existing off-street parking

There is parking available for multiple cars on the existing driveway and basement garage. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the front of the boundary to the rear of the dwelling, with scattered small shrubs & grass. To the rear yard there are retaining walls from the rear of the dwelling up to a grassed, planted area incorporating a covered terrace. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Ariel View; Unit 1/2 Bolingbroke Pde Fairlight, Source Northern beaches council ⁵.

⁵ Northern beaches Council, Unit1 / 2 Bolingbroke Pde Fairlight;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=466037>>.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a two-storey building with car parking to the basement under the dwelling. The appearance & bulk of the building is to be improved throughout the development with the entry and internal areas to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the existing ground and upper floors, a new covered roof adjacent the existing entry with refurbished ground floor terrace area and new upper floor deck. All works are located to the front of the property fronting Bolingbroke Parade. Internally, refurbishments to the existing internal laundry and bathroom, new kitchen and pantry to the ground floor including new windows and doors. To the upper floor a new Ensuite and walk in robe are proposed, with new windows and doors leading to the new upper floor deck.

The proposal improves amenity of the dwelling and the scale and character of the house, and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New Upper floor deck
- Refurbished lower floor terrace
- New windows and doors
- New entry roof cover.

Internally the proposal encompasses:

- New Ensuite and walk in robe
- Refurbished Bathrooms and laundry
- New kitchen
- New joinery

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new proposal provides better provision for access and articulation of the existing entry area that is fitting for the Fairlight area. The owner is looking to modernise the internal wet areas with the overall look of the house to be generally maintained, the refurbishing of existing internal areas and new laundry including new joinery will be more usable for the owner's family. The existing entry to the dwelling is proposed to be covered with a roof area to provide safe access during wet weather, with no alterations to the existing front façade. The other refurbishment works are proposed within the existing footprint of the existing dwelling with the inclusion of new windows providing improved ventilation and solar access. The new upper floor deck will also provide increased privacy and covered area to the existing terrace provide all weather access to the rear private open space. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk and scale of the existing dwelling. The proposed development maintains the southern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Brick veneer walls to the proposed new front entry to match existing

Tiled deck to ground floor terrace and upper floor deck

Alloy windows

New kitchen and joinery

3.5 Height

The height of the new development is maintained and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	607.3 m2	-
FSR (FSR max 0.6:1)	Existing	364.38m2
Height	5.359m	8.5m
Existing Impervious area	209.06m2 = 34%	45% (max)
Proposed Impervious area	209.06m2 = 34%	45% (max)

The proposed works to the front of the property are in keeping with the adjacent property. The existing plantings provide privacy between neighbouring properties that is currently in place and reduces traffic noise from Bolingbroke Parade. The proposed landscaped area is, in our opinion, is reasonable as the existing impervious areas are maintained. Our proposal achieving & improving on the objectives under landscaped open space of the MDCP2013.

With the points outlined above, a concession is requested for the minor encroachment into the landscaped open space. All new works are within the existing footprint of the dwelling.

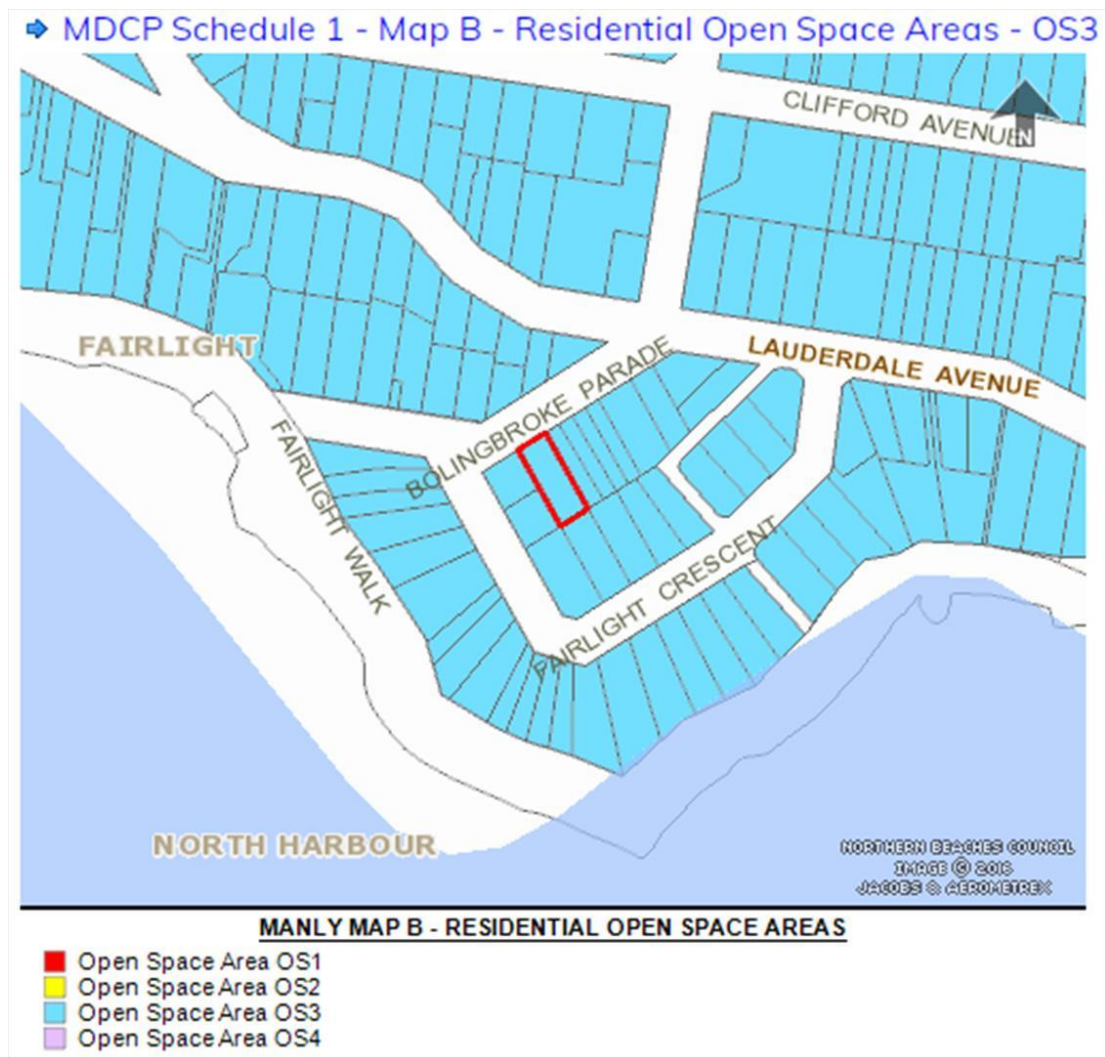


FIGURE 5: Open Space Map. Source NB Council

A concession is requested for an encroachment of the dwellings existing ground floor terrace and the proposed upper floor deck into the southern rear boundary setback. The encroachments are due to existing location of the dwelling. The proposed works are not visually dominant as the new deck connects the upper floor internal areas to outdoor access, with no roofed area proposed to the upper floor deck. There are no works proposed to the front of the existing dwelling, It is in our opinion that the setback encroachments are reasonable, considering the current surrounding built form & existing terrain, with the proposal achieving the objectives outlined under side boundary envelopes in MDCP2013.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	5.502m (Nth East Cnr) Existing	2.802m
Rear Set Back	Existing	8.0m
Side Set Back West	3.602m (Existing Dwelling)	3.07m
Side Set Back East	2.870m (Existing Dwelling)	2.6m

The setbacks of the residence will remain consistent with the existing adjacent properties along Bolingbroke Parade. The proposed works are located well within the setbacks and the front boundary.

The pattern of development along Bolingbroke Parade clearly shows an irregular pattern of development with various sizes of housing. The orientation of the dwellings in a north/south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed rear alignment that is generally consistent with the dwellings either side to provide a more consistent pattern of development in relation to the rear setback. (Figure 4)

The proposed works provides visual continuity with the existing access within the side setback area. With the dwelling being set back from the front boundary a new entry covering is to provide improved side access & maintain garden areas, maintaining a sense of openness to the side setback area. View lines are maintained as the garden areas are in keeping with the western neighbouring property with neighbours on either side enjoying an elevated position to make use of harbour views. The proposal provides an improved quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently existing access to the driveway and garage at Unit 1/2 Bolingbroke Pde, which includes a pedestrian stair with the proposal to provide for a covered area adjacent to the entry. The drive has been maintained and existing garage to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The existing footpath along the street has been maintained with pedestrian access to the eastern side of the site via a set of stairs from near to the kerb with the subject property behind the shrubs. The proposed development will have no detrimental impact on traffic flow.

3.9 Solar Access and Overshadowing

The site slopes from the North to South. The location of the proposed additions has been carefully designed to maximize the solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the adjacent property.

3.10 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at Unit 1 /2Bolingbroke Parade has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed works minimizes overlooking into neighbours' living areas and recreation space with any new windows separated from the neighbouring dwelling & using raised windowsills and screens for privacy. The rendered masonry & timber walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.11 Scenic Protection

6.9 Foreshore scenic protection area

(1) The objective of this clause is to protect visual aesthetic amenity and views to and from Sydney Harbour, the Pacific Ocean and the foreshore in Manly.

(2) This clause applies to land that is shown as "Foreshore Scenic Protection Area" on the Foreshore Scenic Protection Area Map.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the following matters—

- (a) impacts that are of detriment to the visual amenity of harbour or coastal foreshore, including overshadowing of the foreshore and any loss of views from a public place to the foreshore,
- (b) measures to protect and improve scenic qualities of the coastline,
- (c) suitability of development given its type, location and design and its relationship with and impact on the foreshore,
- (d) measures to reduce the potential for conflict between land-based and water-based coastal activities.

Scenic Protection is maintained under this proposal as there is no increase in height & bulk that would adversely impact the surrounding properties as viewed from the street & waterways. There is no shadowing or damage of the foreshore & with the proposal in keeping with the existing & surrounding properties, the development is considered suitable which maintains & protects the scenic qualities of the coastline.

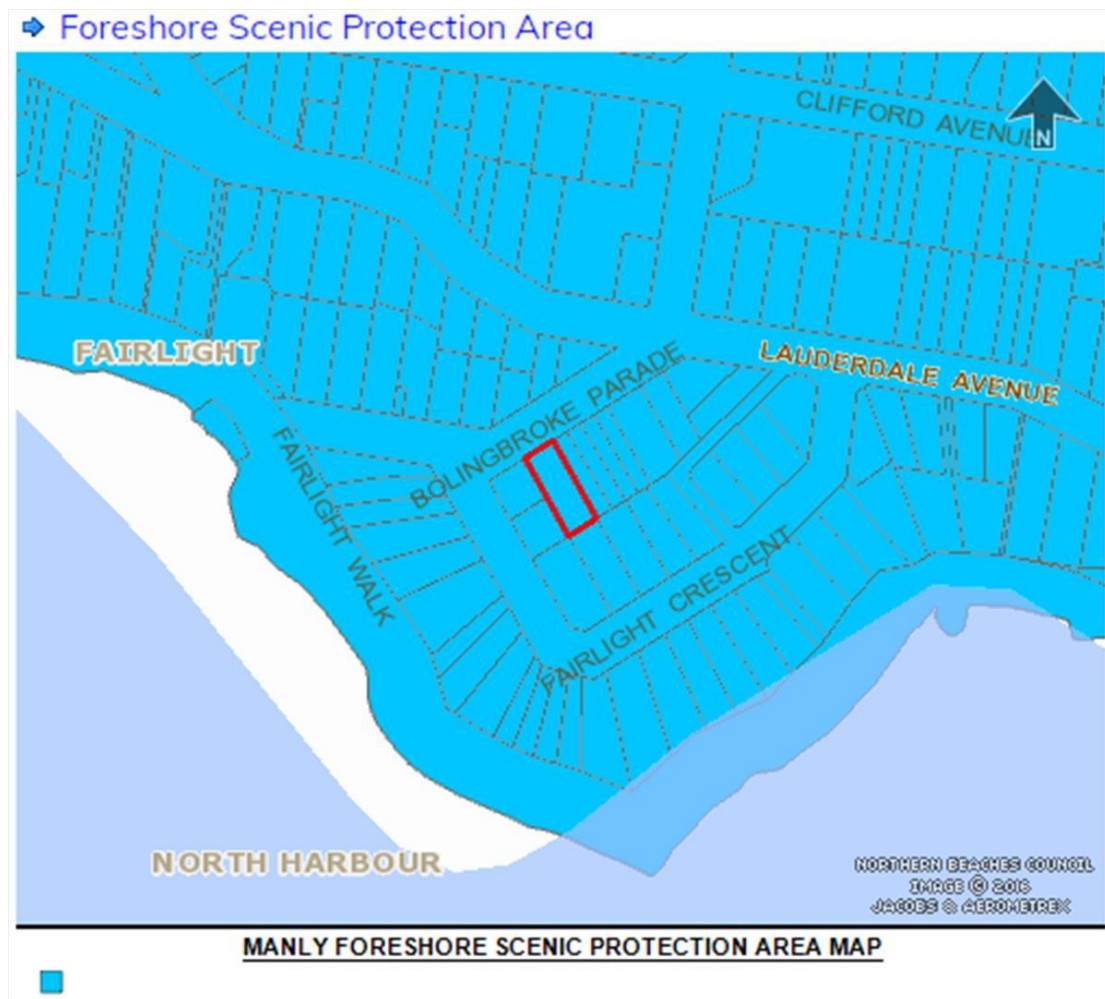


FIGURE 6: Manly Foreshore Scenic Protection Area Map; Unit 1/2 Bolingbroke Pde Fairlight. Source; Northern Beaches Council.

3.12 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.13 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.14 On-Site Detention

These alterations & additions for single residential dwellings will not require OSD.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northern aspect.

4.2 Passive Solar Heating

The existing living spaces have timber & concrete floor with masonry & timber walls. The outdoor areas are tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs are existing and to be maintained, with only the new front upper floor deck to extend the door shading, this reduces the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the ocean breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Existing and new large opening doors and new windows to the dwelling provide generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from a masonry, concrete & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling including batts to the exterior walls where necessary.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Fairlight is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. Unit 1/2 Bolingbroke Parade is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the rear areas to be improved. There are generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

No. Unit 1/2 Bolingbroke Parade, Fairlight is not shown in Landslip Area on Northern Beaches Council Landslip map ⁶. The proposed development has a low risk of landslide in relation to both property & life due to the minimal grade & structural integrity of the site & dwelling. The development will not impact on or affect the existing subsurface flow conditions due to no excavation for footings and minimal disturbance of soil. Refer to the Geotechnical Assessment included with this S.E.E. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system.

⁶ Northern Beaches Council, Land slip map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=466037>>.

4.9 Building Form

Residential buildings in Fairlight are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be maintained for the development. The new works have been designed to improve the access and articulation space and overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

The existing house has a pitched roof that is proposed to be maintained under this proposal. This will maintain the height of the roof structure & overshadowing.

4.11 Walls

A distinctive feature of the Fairlight house is that the walls are constructed from brick and timber framing to create a seamless modern finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Fairlight area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows at Unit 1/2 Bolingbroke Parade are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Fairlight allowed for the cars to drive to the front or down the side of the house. This development maintains the existing basement garage and concrete drive with parking available for 2 vehicles.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

Side & rear fences are to be maintained for this development with the new entry & stairs providing a barrier to the front of the property.

4.16 Garden Elements

The garden areas are to be generally maintained promoting the concept of a garden suburb. No substantial trees are to be affected with existing planting & grassed areas largely maintained to the front & rear areas of the front & rear yard areas which assists in enhancing the streetscape.

5 GEOTECHNICAL RECOMMENDATION

Schedule 11 - Suggested Checklist for Preliminary Assessment of Site Conditions in relation to the preparation of Site Stability Reports

1. Site Location (Street and Position in street - above or below; Site dimensions - block shape & size):
2. Geotechnical Area in which the site is located):
3. Proposed development (general description, including maximum excavation depths, maximum fill depths, and proximity to existing structures):
4. Existing site: description e.g. topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability:
5. Recommendations: based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that:

Geotechnical assessment is not required.

5.1 Checklist Flow Chart

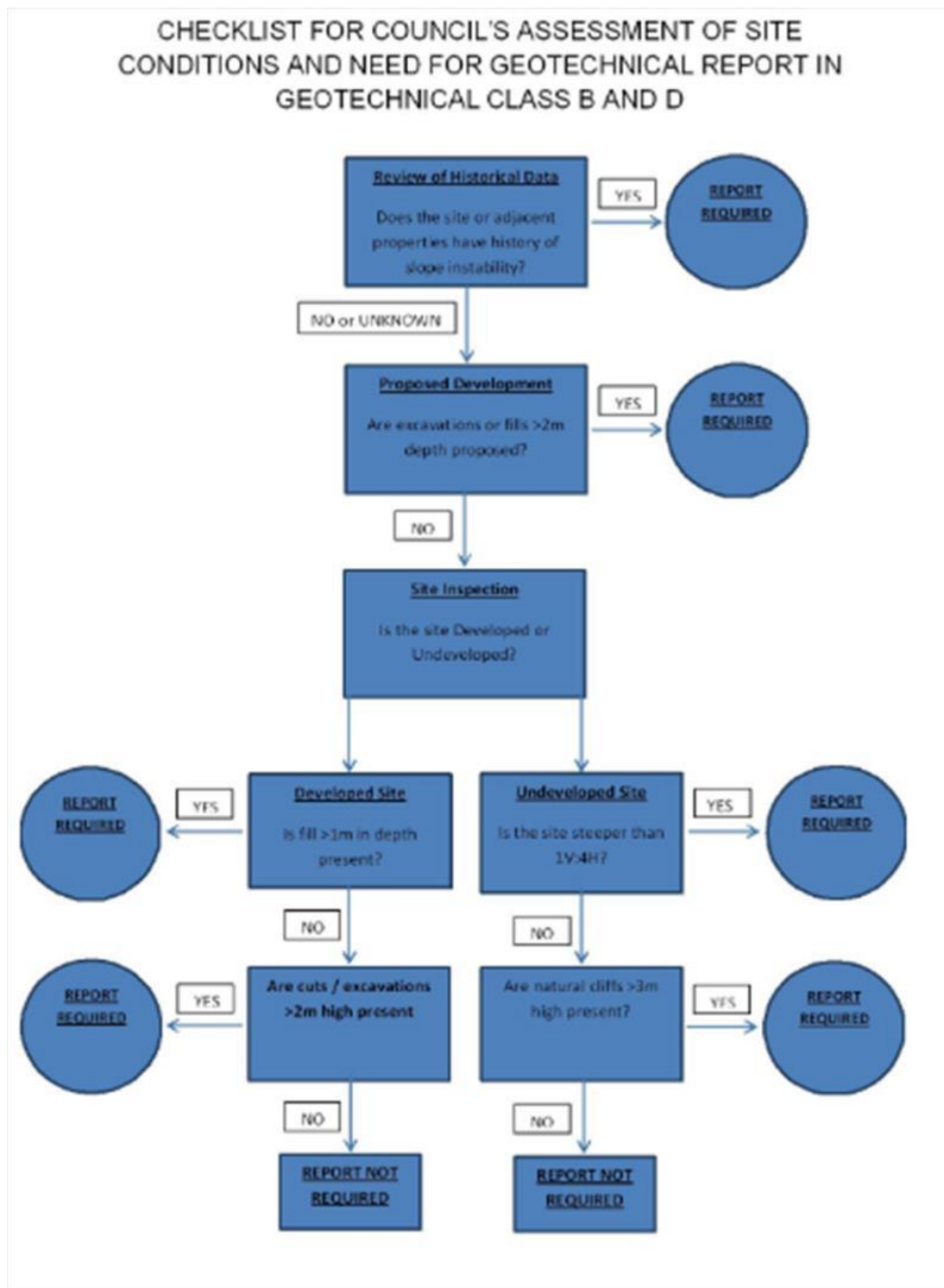


Figure 7: Northern Beaches Council, Checklist for councils' assessment ⁷

⁷ Manly DCP Geotechnical Checklist:
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhib=>

6 CONCLUSION

6.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to Unit 1/2 Bolingbroke Parade are minor in nature, sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Fairlight. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & clad walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

7 APPENDIX 1 – Schedules

7.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
7.1.1 Entry Cover	Metal Deck roof	Paint	By Owner
7.1.2 Doors	Alloy	Paint	By Owner
7.1.3 Window	Alloy/Timber & glass	Paint	By Owner