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Statement of Environmental Effects for Proposed Additions and Alterations to 89 Cutler Road Clontarf

Introduction

This document forms part of a Development Application prepared for 89 Cutler Street Clontarf

The Report addresses the following relevant controls

- Manly Local Environmental Plan 2013 (LEP)
- Manly Development Control Plan 2013 (DCP)
- Manly LGA Bushfire Risk Map

The following has been submitted as required by the Development Application checklist

- Architectural Drawings including site analysis plan, floorplans, elevations and sections
- Detailed Survey
- Basix Certificate
- Schedule of Finishes and Materials
- Cost Report
- Waste Management Plan
- Bushfire Risk Assessment
- Shadow Diagrams for June 21st
- Geotechnical report prepared by Ascent Geotechnical Engineers
- Stormwater Management Plan
- Landscape Plan

The Site and Surrounds

The property is described on the Survey as Lot 2, Section A, DP 2610.

The subject property is a three storey dwelling on a narrow and sloping site.

The existing dwelling is circa 1950's with additions done in the early 70's

The Site Area is 383.2sq.m

The existing dwelling has three storeys consisting of

- A Basement Level which is mainly above existing ground level
- A Ground Floor consisting of Bedrooms and bathrooms
- A First Floor consisting of living, dining, kitchen and Entrance Porch.

There is a garage off Cutler Road and a stepped pathway access from Cutler Road to the First Floor entry.

The subject site has two adjacent neighbours. No 87 Cutler Road sharing the eastern boundary and No.91 sharing the western boundary.

Both properties have significantly higher floor levels and ridge heights than the subject dwelling.

The subject dwelling has an existing minimum side setback of 600mm at the southern most point

The most predominant feature of the site topography is the rock outcrop to the north of the dwelling. This extends from the Ground Floor Level to a height of 3.5m.

Behind this is a masonry retaining wall which is approx 2.5 m high and retains a garden area extending from the back of the garage.

The surrounding development along Cutler Road is diverse with a mixture of unrenovated older houses and architecturally designed modern homes.

The streetscape is inconsistent with varying building styles, heights and front setbacks

Description of Proposal

The existing dwelling is essentially a circa 1950's building with circa 1970's improvements.

The dwelling appears to have some structural degeneration, particularly around the existing Entrance Porch which is supported on steel posts.

Generally, the house has very little cross ventilation and is in need of considered fenestration to provide adequate air flow.

The balconies facing south and towards the harbour do not comply with present day codes as regards the balustrading.

The proposal is to;

- Demolish the existing roof and replace with new metal deck roof
- Extend south facing balconies
- Extend existing First floor plan so as to enclose existing Entrance Porch
- Create a new deck to the First floor on the north side of the existing dwelling
- Re clad the existing external walls with new metal and fibre cement cladding

These alterations and additions will allow

- better use of the backyard area.
- The new decks will allow enhanced flow from the living areas and main bedrooms to outdoors and harbour views.
- achieve better air flow through the dwelling and provide more natural light
- improved internal floor planning and circulation

The new design will retain much of the existing structure.

The new ridge lines will actually be lower than the existing hipped roof. This will reduce the impact of overshadowing onto adjacent properties.

The careful use of new cladding materials and the redesign of roof and balconies will result in a much more aesthetic and attractive appearance.

Statutory Planning Framework

Manly Local Environmental Plan 2013

The Manly Local Environmental Plan 2013 is the principal planning instrument applicable to the land. The relevant provisions of the LEP and the manner in which they relate to the site and the proposed development are assessed below

4.1. Zoning and Permissibility

The site is zoned R2 Low Density Residential and the proposal is permissible in the zone

Principle Development Standards

Clause 4.3 Height of Buildings

The standard is 8.5m. The proposed height is 10.6m.

The variation to the height of building requirement is not considered to be unreasonable. The proposal results in a reduction of the overall height of the dwelling house. The existing roof is to be replaced with a new skillion roof which will give a more contemporary design and maximise the

internal amenity of the dwelling

A clause 4.6 variation request will be submitted with this Report to justify this variation.

Clause 4.4 Floor Space Ratio

The standard is 0.4:1 and the proposed is 0.52:1

The variation to the floor space ratio is not considered to be unreasonable. The dwelling has an existing FSR non-compliance and the FSR is only increased by enclosing a small outdoor terrace area on the First Floor.

The proposal does not seek to increase the overall bulk of the building

The existing Basement Level will not be used to provide any habitable rooms but continue to be used as a storage area.

A Clause 4.6 variation request will be submitted with this Report to justify the exceedance of the FSR.

5.11 Bushfire Hazard Reduction

The subject property is located in the "Vegetation Buffer" zone on the Bushfire Prone Land Map. A Bushfire Risk Report has been submitted as part of this Application

6.4 Stormwater Management

A Stormwater Management Plan prepared by a certified engineer is submitted with this application.

Manly Development Control Plan (MDCP 2013)

Part 3:General Principles of Development

3.1.7 Aims and Objectives

The proposal satisfies these controls by enhancing the quality and practicality of the existing dwelling in a way that is sensitive to the locality

3.1.1

Streetscape

The proposal maintains the existing double garage and entry .The new roof form of the proposal will not be that visible as it is lower in height than the existing roof form which is already only partially visible from the street level.

3.3 .1 Landscape Design

Landscape plans have been submitted with this application.Existing grassed areas are to be returfed to provide healthier grassed areas.

The existingrock outcrops will be retained and integrated into the landscape setting

The existing landscaped areas on the Cutler Road side are to be retained

3.3.2 Preservation of Trees.

The site does not contain any significant mature trees.

All existing trees on site are to be retained.

3.4.1 Sunlight and Overshadowing

The proposed development has been designed so as to improve solar access to the dwelling and will meet Council's standards for solar access to the residence.

The design will incorporate a new roof which has a lower ridge height than the existing and the shadow diagrams will indicate that there is no added impact as regards overshadowing.

3.4.2 Privacy and Security

The new fenestration will be located so that visual privacy is maintained .

The new balconies are merely extensions of the existing and there will not be any privacy issues generated by their extension.Additionally, privacy screens will be added to the east side of the balconies which will effectively prevent any visual access to the balconies of No.87 adjacent.

The new deck area to the north will be screened so as to maintain privacy.Windows of adjacent properties do not overlook the proposed new deck area

Privacy issues are to be minimised by screening of the large windows along the eastern and western

elevations.

The screening is to be fixed vertical rectilinear aluminium slats 40mm wide x 100mm in length. The slats are to be fixed at a 45 degree angle to the window so as to allow views to Middle Harbour but will prevent visual access to the private open spaces of No.87 and 91 adjacent

3.4.3 Maintenance of Views.

The proposal does not generate any loss of views towards middle Harbour from No.87 Cutler Road.

No.87 Cutler Road has windows facing directly South towards Middle Harbour obtaining magnificent views.

These views are not impacted upon by the proposal. There are some side facing windows on the Eastern wall of No.87 which share a view corridor towards Middle Harbour. The views from these windows are not impacted upon and are forward of the Level One deck proposed at the rear of No.89.

3.6 Accessibility

There is no requirement for disabled or ambulant access to the property.

There are no known issues with flooding and stormwater will be connected to existing stormwater lines

3.7 Stormwater Management

Council's Stormwater Asset engineer requested that a survey be done to identify depth and location of an existing 450mm stormwater pipeline.

This survey was done by Onpoint Locating P/L and a copy of that survey has been attached.

The Survey identified that the pipe was not actually on the site of No.89 Cutler Road but was actually in a reserve running adjacent to the western boundary of No.91 Cutler Road.

Subsequently, this pipe cannot be incorporated into the Stormwater Concept Plan.

Instead, an onsite detention system has been proposed.

Detailed stormwater design and details have been prepared by a Certified civil consultant and are attached with this application.

Former Manly Council Compliance Table			
Control	Allowable	Proposed	Compliance
3.4.1 Sunlight and Overshadowing	Min 3hrs	See shadow diagrams	Yes
4.1.2 Height of Buildings	8.5 m	10.6m	No.See attached Clause 4.6 Exemption letter
4.1.2.1 Wall Height	7.2m max on 1:9 slope		No.See attached Clause 4.6 Exemption letter regarding Height of buildings
4.1.3 Floor Space Ratio	0.4:1	0.52:1	No.See attached Clause 4.6 Exemption letter
4.1.4.1 Street Front Setbacks	Prevailing Building Line	Not affected	
4.1.4.2 Side setbacks	1/3 of wall height	The proposed alterations and additions will not extend beyond the established east and west boundary setbacks	No. reliant on established east and west side boundary setbacks
4.1.4.1 Rear Setbacks	8.0m	Existing setback retained	Yes
4.1.5.1 Min Residential Open Space	OS4=60% of site 230sqm	41% 159sqm	No.Variation required
4.1.5.2 Landscaped Area	OS4=40% of open space	100sqm (53%)of open space is to be landscaped	Yes
4.1.5.3 Private Open Space	18sq.m	Level One Deck=45sq.m	Yes
Parking	NA	Existing Parking retained	Yes

Part 4: Built Form Controls

4.1.4.2 Side Setbacks and Street Frontages

The existing side setbacks are retained. The side setbacks do not adhere to the present side setback requirements for a new dwelling, however it is considered reasonable to maintain existing setback arrangement.

There is no added impact on the amenity of the adjacent properties.

The existing street frontage is retained.

4.1.4.4 Rear Setbacks

A new deck is proposed to the rear of Level 1 which is well within the rear setback requirements of the DCP of 8m. The entirety of the deck is contained within the site.

Further, the proposed deck will increase the desired amount of private open space and will increase the external amenity of the dwelling.

4.1.5.1 Minimum Residential Open Space Requirements.

The existing open space area is indicated on the Landscape plans and is calculated to be 163sq.m or 42% of the existing site area which is below the present requirement of 60%.

A new deck area which incorporates two planters is proposed to the rear Level 1 and essentially fills in the void of the existing area.

The open space definition must adhere to the following minimum specifications:

- i) horizontal dimension of at least 3m in any direction; and
- ii) a minimum unbroken area of 12sq.m

As per this definition, the total new amount of open space is 41% (159sq.m) of site area 383sq.m

Further, the combined existing and new landscaped areas add up to 100sq.m. This is represented by an increase of 40sq.m of turfed area, mainly to the existing open space on the south and west sides of the dwelling.

Given that the existing house footprint is to be maintained, the steep topography of the site and the lot size being substantially below the minimum lot size area for the area, a variation is sought to the open space control.

Notwithstanding, the proposal will result in an increase of the private open space due to the addition of a new deck area on Level One which has an area of 45sq.m

The new deck will incorporate planter boxes which give an extra soft landscaping of 5sq.m

The new deck area is not enclosed by solid walls but there are screens which are located to east and west boundaries to prevent any privacy issues.

Built Form and Siting

Essentially the existing footprint of the dwelling is retained. There is no change to the footprint at ground floor level.

The ground floor will have an extended balcony as will the first floor.

The new deck area to the north off the first floor connects the dwelling to the rock outcrop at the rear.

Materials and Finishes

New colorbond steel will be used for the wall cladding and new roof sheeting. The existing face brick walls on the north part will be rendered. Glass balustrades will be used for the new balconies.

The design proposes a dark coloured metal cladding similar to a Kliplok cladding for the lower floor elevation. The upper floor will be clad in a vertical cladding with a timber finish equal to Western Red Cedar

New aluminum framed windows and sliding doors will be used and have a powdercoat finish.

The existing stone walls at basement level will be cleaned and restored.

The use of a mixed palette of materials will help to give the existing dwelling an aesthetic contemporary appearance. The aim is also to avoid making the new design looking bulky and monolithic.

Flood Planning Area

Not affected by this provision

CONCLUSION

The main aim of the proposal was to improve the existing amenity for the current owners without causing disturbance to the adjacent neighbours.

The new floor plans allow for better cross flow ventilation and increased private open space and a more functional interior layout. Extra windows and skylights will give better quality controlled natural lighting to the dwelling

The existing external façade is outdated and drab in appearance.

The new cladding materials proposed to the external walls will give a far more contemporary appearance as will the new skillion metal decked roof.

The new balconies will be more structurally sound, add more outdoor amenity and functionality as well as improving the appearance to the elevation facing the Reserve and Middle Harbour.

The proposal has excellent environmental credentials that exceed the Basix requirements in giving a better thermal performance and living comfort without high energy consumption.

The new deck area to the rear will provide a functional private open space that is usable for outdoor activities which the present dwelling lacks. This new deck area does not generate overshadowing or privacy issues.

The existing soft landscaping will receive new turfing and planting and replace the barren semi grassed areas at ground level which will also positively enhance the appearance from the Reserve and Middle Harbour.

The building is of an appropriate scale and compatible with the surrounding built fabric in terms of its form and scale and enhances the local aesthetics

The proposed new roof will actually be lower than the existing and reduces existing overshadowing impacts.

Consideration has been given to screen new windows and balcony areas which could potentially cause privacy issues to adjacent neighbours.

The proposal has a positive impact on the amenity of the site, its neighbours and appearance from the Reserve and Middle Harbour. It does not negatively affect the neighbours or immediate community in any way.