

STATEMENT OF ENVIRONMENTAL EFFECTS

Project: Alterations & Additions

Location: Lot 1 DP 815149
12 Crescent Street
Fairlight NSW 2094

For: Mr & Mrs Holmes

Date: 9th August 2019

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INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Mr & Mrs Holmes. The proposal seeks approval for the proposed first floor addition and alterations to ground floor.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Manly Local Environmental Plan (LEP) 2013 & Manly Development Control Plan (DCP) 2013

As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

THE SITE

The site is identified as Lot 1 DP 815149 and is known as 12 Crescent Street, Fairlight NSW, and is Zoned R1 General Residential

The site is a rectangular shape as shown on documents and survey attached, has a total area of 315.4m² and is located on the Eastern side of Crescent Street, and is bounded on three sides by residential properties.

The site is basically level with a slight slope across from south to north and slopes up from the front to rear boundary approximately 0.8m. The site is connected to all services and is not subject to flooding, is not in a Landslip area, and is not in a Bushfire Prone area.

THE SURROUNDING ENVIRONMENT

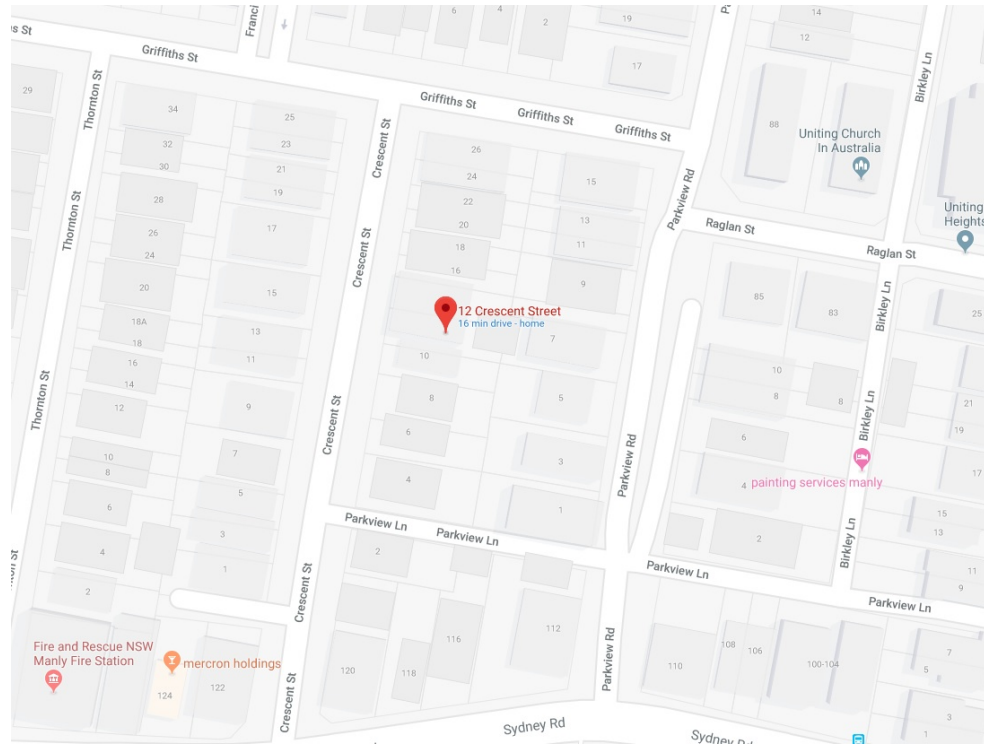
The area surrounding the subject site comprises of a variety of housing styles and sizes erected on similar sized allotments. In this regard, the streetscape has generally a mixture of residential styles with many two storey houses including in roof first floor additions.

The residence is attached to number 14 and shares a similar style. Number 10 is a two storey detached home similar to other residences in Crescent street.

The front setback is staggered with the majority of residences located closer to the front boundary approximately 4.5 to 5.5m setbacks.

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LOCALITY MAP



THE EXISTING RESIDENCE

The existing house is a semi-detached residence with 14 Crescent Street, and is a single level with bedrooms to the street frontage opening through to living, kitchen and additional bedrooms at the rear. The residence has vehicle access to a small parking area on site to the front of the building. The site is too narrow for and further vehicle access.

The residence is timber framed walls, with weatherboard cladding externally – typical of the age and type in the area.

The roof is a pitched tiled roof at the front and is connected to the adjoining residence No 14, and has lower pitched, colorbond steel roofing to the rooms to the rear.



SITE PHOTOGRAPHS



Street View



Front view



Distant view from First floor



View courtyard looking West

THE PROPOSAL

The client requirements are for minor alterations to ground floor level, for stair access and to add a first floor addition to provide upgraded bedroom facilities

It is proposed that the first floor addition provides the required bedroom accommodation including master bedroom, ensuite, robe, plus one double bedroom for children. The first floor level will provide an opportunity to enable distant views to the east from the master bedroom while maintaining privacy of neighbours. The ground level proposes to provide for new stair to access first floor

The design has maintained the style of the residence with only a small roof extension visible from the street. The new roof has been designed to the style of the existing with pitched portions to maintain a harmonious street frontage. The additional room incorporates a flat roof section to reduce the bulk and scale from neighbouring residences.

The proposal strives to maintain the character of the area, to maintain views, privacy and security for the residence and surrounding residences and adjoining attached residence.



Impression of Addition - front



Impression of Addition - rear

LOCALITY SPECIFIC DEVELOPMENT CONTROLS

Manly Local Environment Plan 2013

2.1 Land Use Zone: The site is Zoned R1 General Residential

The following Development Standards of the LEP are relevant to the proposed development:

Part 4 Principal development standards

Clause	Development Standard	Proposal	Compliance
4.3 Height	8.5m	7.23m	Yes
4.4 Floor Space Ratio	0.6	0.6:1	Yes

Part 6 Additional Local Provisions

6.1 Acid sulfate soils

Objectives: The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

Site classification- Class 5 Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Proposal- No excavation work is proposed more than 5m below natural ground level
The water table will not be lowered 1m below AHD

6.4 Stormwater management

(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters

Proposal – Stormwater will be collected and disposed of to the council's stormwater system. There is no increase to the surface collection area with the first floor addition.

Manly Residential Development Control Plan 2013

Part 3 General Principles of Development

Clause 3.1.1 – Streetscape (Residential Areas)

The proposal seeks to maintain the streetscape of Crescent Street with the proposed addition to the existing main roof. The proposal maintains a low profile addition to the existing and neighbouring properties and as such there is no impact on the streetscape or views from the public domain.

Clause 3.1.1.2 Front Fences and Gates

The existing front fence is to be maintained

Clause 3.1.1.3 Roofs and Dormer Windows

Ground floor roof form to the street frontage remains and the first floor addition is a low profile addition reducing the impact on the street frontage

Clause 3.3 - Landscaping

The proposed works are generally first floor and do not require the removal of any trees or changes to the existing landscaping. It is proposed to add screen planting along the rear boundary.

Clause 3.4 - Amenity (Views, Overshadowing, Overlooking/Privacy, Noise)

It is proposed that the works will achieve these objectives as it provides privacy to neighbouring properties with the direction of view towards the rear and distant views. The only windows facing the neighbours have been kept to a minimum and placed to only enable casual vision with the intent to maximise light into the bedroom. The addition does not reduce the area of open space currently available.

Clause 3.4.1 Sunlight Access and Overshadowing

Shadows were cast to true north at the winter solstice.

The shadows projected from the proposed first floor addition provide additional overshadowing to ground floor windows at No10 residence at 9am & 12 pm. This shadow moves off after 12pm and no effect at 3pm. It is projected that suitable sun penetration is available for these times selected at the Winter solstice with increased sunlight prior to and after this period

Clause 3.5 - Sustainability

Development within this site is limited within the existing constraints of the typical attached dwelling, small site area, with small setback to the street frontage, access path to the side and a small rear yard. Consideration of materials and insulation are of priority to balance a compatible streetscape and design with the performance required to satisfy Basix requirements.

Where possible adequate windows and cross ventilation and insulation, have been considered in the proposal to provide a comfortable and sustainable environment. It is considered this satisfies the requirements for sustainability.

Clause 3.7 - Stormwater Management

The proposal does not require a Stormwater Management Plan as the proposed first floor addition does not result in any additional hard surface area, and stormwater collection area drains to existing gutter and disposal..

Clause 3.8 Waste Management

During construction, rubble and waste will be disposed of into a skip located on site. All waste will be disposed of by suitable contractors and be recycled where possible.

The proposed development will not produce additional household waste. The current household waste will continue to be dealt with according to council guidelines.

Part 4 Development Controls & Development Types

4.1 Residential Development Controls

The following numerical provisions are considered relevant to the proposal:

Design Element	Required	Proposed	Compliance
4.1.2.1 Wall Height	7m	7m 2nd storey	Complies
4.1.2.2 Number of Storeys	2	2	Complies
4.1.2.3 Roof Height:	2.5m	0.9m	Complies
Maximum Roof Pitch	Max pitch 35°	22.5deg	Complies
4.1.3 Floor Space Ratio	0.6:1	0.6:1	Complies
4.1.4 Building Setbacks			
4.1.4.1 Street Front	6.5m	4.64m Existing 10.88m to Addition	Existing Complies
4.1.4.2 Side Setbacks	Side Setback – 1/3 of the height of wall.	Min 1/3 height	Complies
4.1.4.5 Rear Setback	8.0 metres	0.715m existing 12.3m Addition	Existing Complies
4.1.5.1 Open Space		unchanged	Complies
4.1.7.1 First Floor Addition		Maintains character of existing and street	Complies

Environmental Planning & Assessment Act - Section 79C

The proposal is subject to the provisions of the Manly Local Environmental Plan 2013. The site is Zoned R1 General Residential under the provisions of the LEP. It is considered that the provisions of this document have been satisfactorily addressed within this report and that the proposal complies with the relevant provisions.

There are no other environmental planning instruments applying to the site.

For these reasons it is considered that the site is suitable for the proposed development.

The Public Interest

It is considered that the proposal is in the public interest in that it is consistent with other development in this locality without impacting the amenity of the adjoining properties or the public domain.

Manly Local Environmental Plan (LEP) 2013 & Manly Development Control Plan (DCP) 2013

It is considered the proposal will not result in any detrimental impact upon the adjoining properties or upon the character of the surrounding area.

The addition is designed to complement the original character of the residence surrounds.

The proposal will not adversely impact on the privacy of adjoining properties

The proposal will not cause loss of views from other properties

The proposal will not cause loss of sunlight or overshadow adjoining

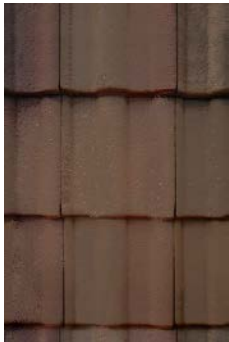
The height of the proposal is within the required LEP Building Height

The proposal will not detrimentally impact on existing trees or significantly alter the natural landscape.

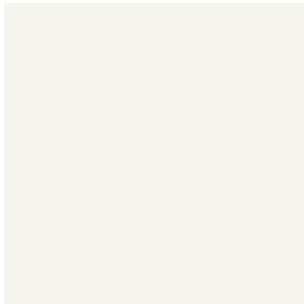
COLOUR SCHEME

Generally colour scheme to match existing as shown on the proposed rendered view on page 4.

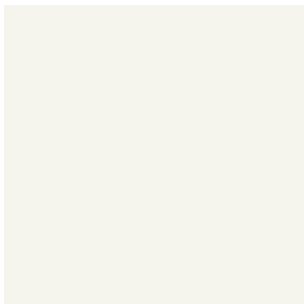
Roof _____ –Tiled –Similar to Monier



Walls _____ - Weatherboard Dulux “Vivid White”



Trim - Fascia & Gutters ,Windows & doors – painted Dulux “Vivid White”



Metal Flat roof _____ Colorbond “Dune”

