Statement of Environmental Effects at 38 Mildred Avenue, Manly Vale NSW 2093 For Sohum Ganghi

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 38 Mildred Avenue in Manly Vale.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

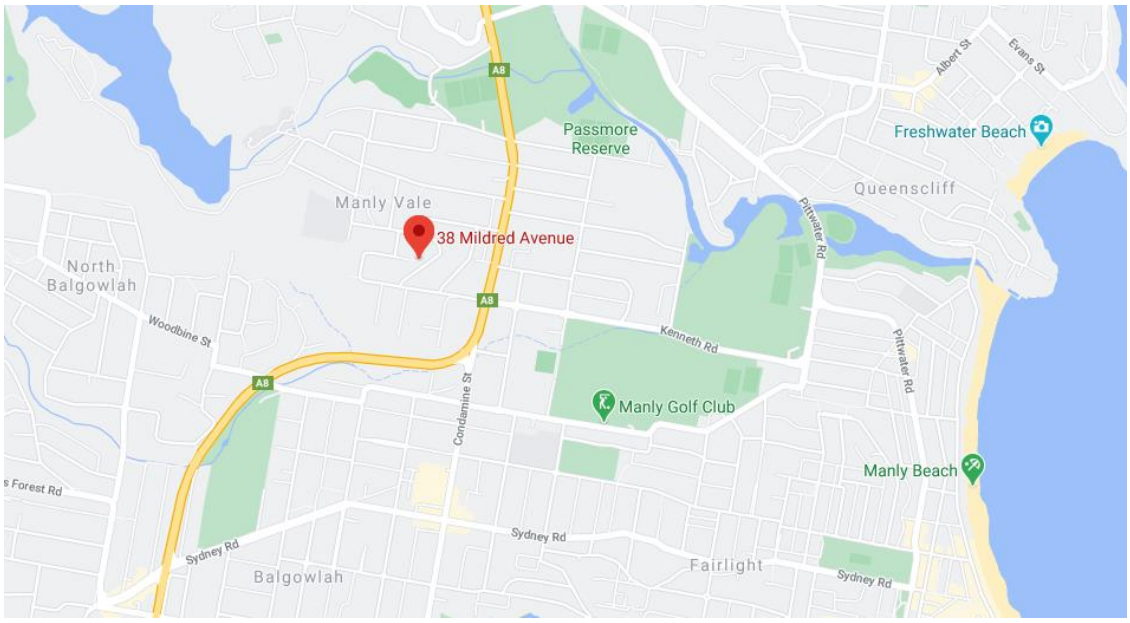
In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of Mildred Avenue in the residential neighbourhood of Manly Vale.
Site Address: No 38 Mildred Avenue, Manly Vale

LOCATION PLAN



2.2 Local Authority

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

2.3 Zoning

Lot 55 DP.10974 known as 38 Mildred Avenue, Manly Vale, has a Zoning of R2 Low 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:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The house 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 single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Manly Vale significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing single storey brick & cladded dwelling with garage & concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of strip gardens with small trees & shrubs to the NW corner of the front yard with scattered grass & rock outcrop areas between the front boundary & the dwelling. To the rear the yard falls away from the dwelling to the rear boundary with scattered shrubs. Rock outcrops & grass to the rear. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The building will become a multi-storey building with an upper floor addition & a lower ground studio added in under the rear deck. The proposed works provide refurbished internal areas for the laundry, kitchen, dining^& living zones to the existing ground floor, new front entry & deck addition, new rear deck, spa & stairs, new first floor addition with 3 bedrooms, bath, ensuite, storage & sitting area as well as a new sheet metal roof with skylights & photovoltaic solar panels. Improved parking facilities with a widening of the garage & drive as well as a new rear door to the garage & access to the front of the dwelling improve the access & circulation for the front of the property.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New side addition to the garage & section of drive to accommodate 2 vehicles
- New ground floor walls & deck to the front of the dwelling
- New side addition lining northern elevation walls
- New rear deck, spa & stairs
- New lower ground studio & stairs
- New 1st floor addition with rear deck
- New sheet metal roofs, skylights & solar panels

Internally the proposal encompasses:

- New lower ground studio office with 2 rooms, wet bar, bathroom & meeting room
- New ground floor reconfiguration & refurbishment of all rooms with new front entry & pantry off kitchen
- New internal stairs
- New 1st floor 3 bedrooms, ensuite, bath, storage & sitting room

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 living & entertaining areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the Manly Vale area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new studio office is required on the lower ground floor which uses the existing area under the rear deck addition due to the fall in topography. The upper floor addition provides 3 bedrooms upstairs & maintains 1 bedroom downstairs as well as providing an addition living area with the new sitting room. The rear decks to the ground & first floors take advantage of district views to the east. A widening of the existing garage is also required to improve parking requirements as the entry is via a shared driveway with the adjacent neighbour. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the eastern 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:

Cladded & rendered external walls to dwelling

Masonry walls to garage to match existing

Concrete block retaining walls bagged or rendered

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber & tiled decks painted/stained

3.5 Height

The height of the new development will exceed the 8.5m height limit.

Refer to the Clause 4.6 variation report included with this application.

3.6 Site Controls

Proposed Development	**Proposed**	**Allowable**
Site Area	751.5 sq m	-
GFA (Gross Floor Area incl. Studio)	258.49 sq m	-
Height	9.565m	8.5m
Built upon area	404.69 sq m	450.9 sq m
Landscaping	346.81 sq m	300.6 sq m

A concession is requested for a slight encroachment to the wall height & side boundary envelope on the eastern elevation. This is due to the property falling steeply towards the rear boundary. The wall height encroachment is for the eastern end of the southern side floor wall only as the northern side conforms. The side boundary envelope is over on the southern side of the rear wall & slightly over on the northern side. The visual impact is minimal as the subject & neighbouring properties are located on the end of the escarpment that falls down to Horning Street & eventually Pittwater Road with no obstruction of view lines as the proposed development is set towards the front of the property uphill from the neighbouring dwelling to the north. As there are substantial district views for all properties it is considered a reasonable sharing of views have been achieved with this proposal. There is no adverse impact to vegetation & excavation is limited to footings to protect the substantial rock outcrops in the area. The roof is to use a flat pitch along with the minimum 2400 floor to ceiling height to minimise height & to prevent the proposal from being visually dominant in relation to surrounding developments.

A concession is requested for an encroachment of the height limit. Refer to the Clause 4.6 variation report included with this application.

3.7 Setbacks and Siting

Proposed Development **Proposed** **Allowable**

Front Set Back	2.58m (garage)	6.5m
Front Set Back	9.008m (dwelling)	6.5m
Secondary Front Set Back	12.707m	3.5m
Side Set Back	0.504m (ex gnd flr sthn wall)	0.9m
Side Set Back	0.914m (1st floor sthn wall)	0.9m
Side Set Back	1.86m (existing northern wall)	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties with the front entry addition aligning with the existing front building line.

The location of the new garage widening is setback slightly closer to the front boundary due to the acute angle of the front boundary. There is no adverse impact to adjacent properties & maintains the openness of the property.

The side setback of the new work of the residence aligns with the existing exterior walls with the southern elevation stepped in for the upper floor to be clear of the side setback.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Mildred Avenue is to be maintained with a side extension to the existing drive. The side extension proposed is to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements as the crossover is shared with the adjacent property to the north. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 38 Mildred Avenue has minimal impact on the visual and acoustic privacy of adjoining

properties. The siting and design of the proposed additions minimizes overlooking into neighbours' living areas and recreation space with the studio having no no windows, the ground floor rear deck to use posts as a privacy screen on the northern side & the first-floor addition to use raised window sills to most of the side windows. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new deck areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed addition has been carefully designed to maximize the northerly 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 southerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded walls and timber 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.

3.12 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.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street.

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 easterly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors and cladded walls. The outdoor areas are to be 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 have been designed to prevent 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 north-easterly breezes. As per the Basix Certificate aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north & east enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Solar Collectors

The new roof pitch has been designed to accommodate photovoltaic solar panels to assist in off-grid power.

4.6 Insulation and Thermal Mass

The development will be constructed from a timber 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 with R1.82 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

4.7 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.

4.8 Siting and Setback

Manly Vale 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. 38 Mildred Avenue is a good example of this in that it has its car parking in the proposed expanded garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new additions to the house follow this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.9 Development on Sloping Land

No. 38 Mildred Avenue, Manly Vale is shown in Landslip Category B on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the structural integrity of the site & dwelling. 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 & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings. The new side extension to the drive is to be constructed on grade with minimal disturbance of soil.

4.10 Building Form

Residential buildings in Manly Vale 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 cladded with render used over the existing walls. The new works have been designed to improve the overall look of the building form whilst allowing for a lighter weight construction option & to create a modern design that suites the area.

4.11 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a pitched tiled roof with the proposal to remove this & use a low pitched sheet metal high fascia roof to reduce height, bulk & overshadowing. A new sheet metal roof is proposed over the garage.

4.12 Walls

A distinctive feature of the Manly Vale house is that the walls are constructed from cladded timber frame. The design incorporates these walls into the new works with existing exterior ground floor walls to be rendered & new lower ground & first floor walls to use vertical cladding for a more modern design & a lightweight construction option for the owners.

4.13 Windows and Doors

A variety of window shapes and sizes can be found in the Manly Vale 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 and doors at 38 Mildred Avenue are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.14 Garages and Carports

The freestanding houses in Manly Vale allowed for the cars to drive to the front or down the side of the house. This development proposes a side extension to the existing garage & concrete drive with parking available for 2 vehicles. Included with the garage is a rear door & stairs for access to the dwelling.

4.15 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

4.16 Fences and Gates

Fences & gates are to be maintained for this development except for a new southern side fence & gate & a new retaining wall to the Horning Parade boundary to provide a flat surface for the owner's children to use.

4.17 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a

garden suburb. No substantial trees are to be affected with additional grassed areas to be provided at the eastern end with a flat area for recreational use by the owner's children.

5 CONCLUSION

5.1 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 38 Mildred Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Manly Vale. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, 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.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Rendered & Cladded	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond Solar panels	Medium to Dark	By Owner