

STATEMENT OF ENVIRONMENTAL EFFECTS

FOR

PROPOSED ALTERATIONS AND ADDITIONS

TO

**17 KANANGRA CRESCENT
CLONTARF NSW 2093**

FOR

MR. & MRS. FAULKNER

DECEMBER 2024

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared by JAH Design Services for Mr & Mrs Faulkner to accompany a development application to Northern Beaches Council for proposed alterations and additions including a new swimming pool to an existing dwelling at 17 Kanangra Crescent, Clontarf 2093.

In the assessment of the proposal, the following material has been considered:

1. Architectural drawings DA01-DA09 inclusive;
2. Survey plan Ref 24098-1 by Urban Surveying and;
3. Manly LEP 2013 and DCP 2013.

A full set of architectural drawings including floor plans, elevations and a section have been prepared in relation to the development proposed.

It is considered that the application, the subject of this document succeeds on merit and is appropriate for the granting of consent.

This document describes the key characteristics of the site, relevant planning controls and provides an assessment of its environmental impact.

2.0 SITE DESCRIPTION AND LOCATION

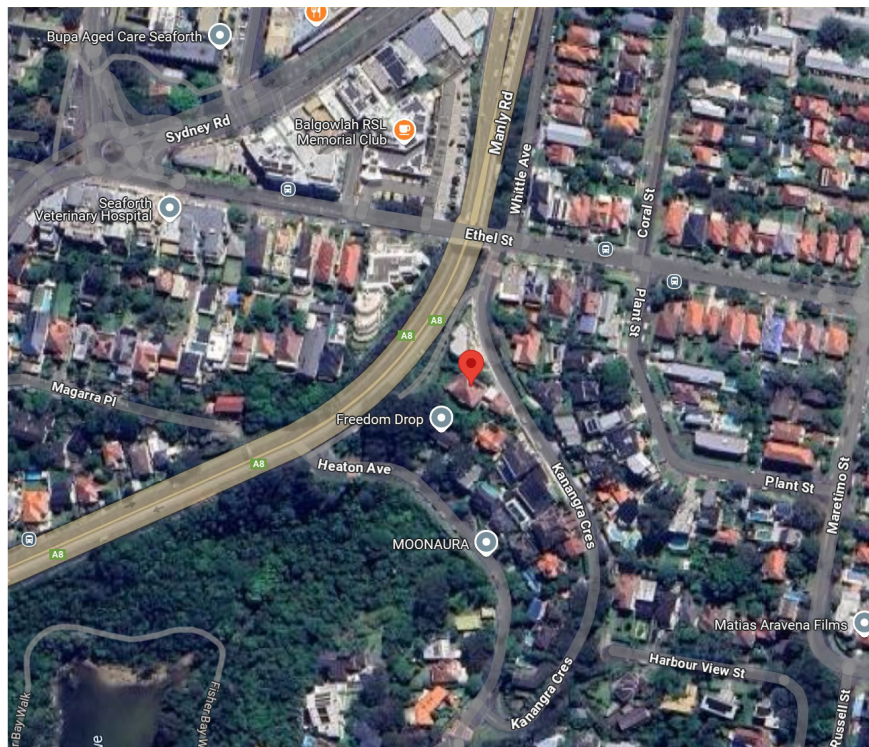
2.1 The Site

The subject site is located on the Western side of Kanangra Crescent, Clontarf. The site is known as 17 Kanangra Crescent, Clontarf being Lot 2 in 843624.

The site is zoned General Residential R2 (LEP 2013) and has an area of 865.4m² comprising a northern front boundary at 19.305m in length. The southern rear boundary is 29.915m in length. The eastern side boundary is made up of two sections totalling 32.70m with the western rear boundary being 25.04m in length. The site slopes away from the street down towards the rear boundary at a height of approximately 6.33m.

The site is 3.5km from the main precinct of Manly, 450m from Balgowlah Boys High School, 3.5km to Mackellar Girls High School and is within short walking distance of public transport and a range of open space recreational facilities.

A two-storey residence accommodating 4 bedrooms with rumpus and study currently occupies the site. The site does not contain any significant trees or vegetation, however, does benefit from water views to the Spit Bridge.



LOCATION PLAN



VIEW OF THE SUBJECT SITE FROM KANANGRA CRESCENT
(GOOGLE MAPS 2024)



VIEW OF EXISTING DWELLING KNOWN AS 17 KANANGRA CRESCENT –
LOCATION OF PROPOSED TERRACE ABOVE



VIEW OF LOCATION FOR PROPOSED SWIMMING POOL
AND FRONT ENTRY PORCH



VIEW TOWARDS LOCATION OF PROPOSED SWIMMING POOL AND FRONT
ENTRY PORCH

2.2 The Locality

The surrounding area is a mix of single and two storey residential dwellings, multi-unit complex and commercial retail premises. The adjoining property to the South-East, 15 Kanangra Crescent, is a two-storey rendered residence with vehicular access from a double garage located forward of the building line onto Kanangra Crescent. To the North-West, 19 Kanangra Crescent is a two-storey rendered residence with vehicular access from Kanangra Crescent. Vehicular access is via a double garage attached to the existing dwelling onto Kanangra Crescent.

The locality benefits from several open space recreational areas with open fields and playgrounds. The area is heavily tree-lined with well established, landscaped street frontages.



LOCATION MAP



VIEW OF ADJOINING PROPERTY KNOWN AS 19 KANANGRA CRESCENT
CLONTARF FROM THE STREET FRONTAGE
(GOOGLE MAPS 2024)



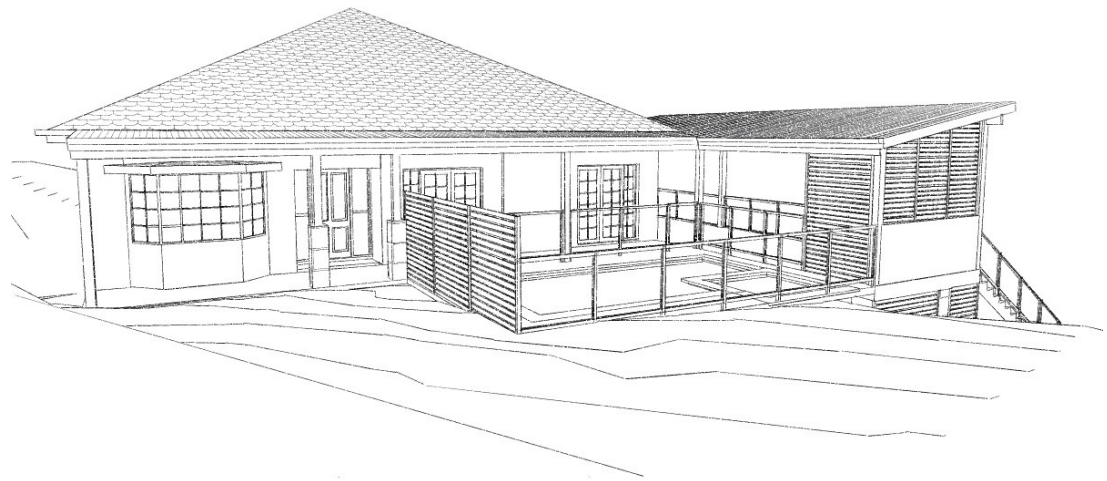
VIEW OF ADJOINING PROPERTY KNOWN AS 15 KANANGRA CRESCENT
CLONTARF FROM STREET FRONTAGE
(GOOGLE MAPS 2024)

3.0 THE PROPOSAL

The proposal consists of alterations and additions to the existing two storey dwelling at 17 Kanangra Crescent, Clontarf.

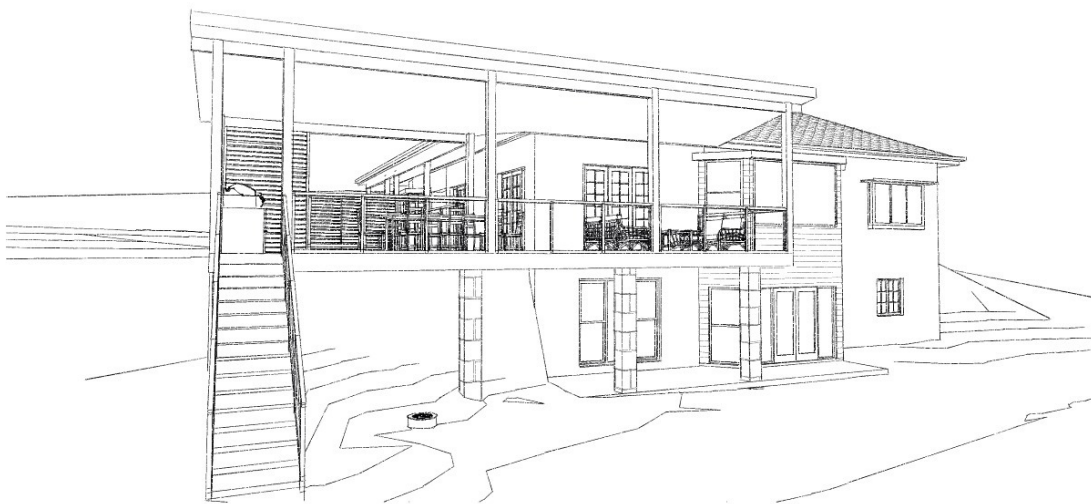
The proposed works include:

- Construction of a new swimming pool to the western side yard of the subject dwelling.
- New front entry porch with roof over that leads to the proposed pool and deck to the rear of the property.
- New tiled terrace at ground floor with stone clad pillars supporting the proposed deck above.



View of proposed alterations and additions to No.17 Kanangra Crescent

The proposed addition has been designed to fit in with the existing dwelling. The materials used and finishes selected will marry in with the existing and will complement the adjoining dwellings in Kanangra Crescent.



View of subject site from rear yard showing proposed deck

4.0 PLANNING CONTROLS AND ENVIRONMENTAL PLANNING EVALUATION

4.1 Manly Local Environmental Plan (LEP) 2013

Permissibility

The site is zoned R2 Low Density Residential: pursuant to the land use table of the Manly Local Environmental Plan 2013. The proposed works being alterations and additions to the existing dwelling are permissible with development consent.

4.1.1 Principal Development Standards

4.1.1a Height of Buildings (LEP Clause 4.3)

Pursuant to Clause 4.3 the maximum height requirement is 8.5m. The existing building has a height of 7.2m. The proposal does not increase this overall height, with a height to the proposed deck roof at approximately 6.3m. As such the proposal is an appropriate form of development, which is compatible with the height and scale of surrounding buildings and is consistent with the objectives of Clause 4.3 of the Manly LEP 2013.

4.1.1b Floor Space Ratio (LEP Clause 4.4)

All works are to the external of the building and will not impact the floor space ratio to the existing dwelling.

4.1.2 Additional Local Provisions

4.1.2a Acid Sulphate Soils (LEP Clause 6.1)

The subject site is classified as Class 5 on the Acid Sulphate soils map. The proposal does not involve works that lower the water table. The proposal is consistent with the objectives of the controls as it does not disturb, expose, or drain acid sulphate soils and does not cause environmental damage.

4.1.2b Stormwater Management (LEP Clause 6.4)

The proposal is designed to maximize the use of water permeable surfaces on the land and avoids any significant adverse impacts of stormwater runoff on adjoining properties. A rainwater tank is proposed under the carport to collect run off from the carport.

4.1.2c Landslip Risk (LEP Clause 6.8)

The site is not identified as "Landslide Risk" on the Landslide Risk Map CL1_001.

4.1.2d Foreshore scenic protection area (LEP Clause 6.9)

The site is located in the Foreshore scenic protection area; however, the proposed works will not be visible from Sydney Harbour, the Pacific Ocean or the foreshore in Manly and as such have no detrimental effects to the visual amenity of the area.

4.2 Manly Development Control Plan (DCP) 2013 Amendment 8

4.2.1 DCP Controls: Part 3 General Principals of Development

Part 3.1 Streetscape and Townscapes

3.1.1.1 Complimentary Design and Visual Improvement- Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area. The proposed alterations and additions are sympathetic to the existing dwelling. The proposed entry porch, deck, swimming pool and materials are consistent with the existing dwelling and surrounding properties. The additions result in an acceptable bulk with a height that is compatible with the existing dwelling and adjoining developments. The site is zoned R2 and does not result any significant impacts upon adjoining properties relating to sunlight, privacy or loss of views.

Part 3.2 Heritage Considerations

The site is not identified as containing items of heritage nor is it located within the vicinity of any identified items.

Part 3.3 Landscaping

The majority of the proposed works are replacing existing sections of hardstand and therefore minimal impact to the existing landscape ratio is proposed. The proposal complies with the required 35% of the 55% OS providing 329.65m² or 62% and is therefore compliant.

Part 3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise

3.4.1 Sunlight Access and Overshadowing

The proposed deck with roof over will have no detrimental impact to the adjoining properties, due to its location within the site. The proposed works sit below the adjoining property known as 19 Kanangra Crescent therefore will not impact the sunlight access and occupant's amenity within the dwelling and rear yard. Shadow diagrams accompany this application to further demonstrate the effect on surrounding properties.

3.4.2 Privacy and Security

3.4.2.1 Balconies and Terraces- The proposed deck to the rear yard has been designed to complement the existing building and ensure it sits well within its environment and surrounds. The proposed deck does not look into any adjoining properties and is located at a reasonable distance from any boundaries ensuring privacy and noise is maintained to a minimum.

3.4.2.2 Acoustical Privacy- the proposal is not considered to generate additional noise that would be expected in a residential area.

3.4.3 Maintenance of Views

The proposal will not affect any views currently afforded by adjoining properties or from the subject site.

Part 3.5 Sustainability

3.5.1 Solar Access

3.5.1.1 Building Form, Design and Orientation- the proposal maintains reasonable solar access to the existing dwelling and adjoining properties.

3.5.1.2 Solar Shading Devices- see BASIX Certificate provided for requirements for windows and doors with respect to shading.

3.5.5 Landscaping

With the majority of works proposed over existing hardstand surface the proposed development will result in minimal impact to the site. The soft landscaped area proposed is 329.65m² or 62% which is above the required amount of 35% or 166.59m². The two trees that are within 5m of the development are Pine trees. These are exempt species, only 4m high and are not proposed to be removed.

3.5.7 Building Construction and Design

3.5.7.1 Environmentally Sound Building Materials- the proposal makes use of renewable sources, and durable materials with low maintenance.

Part 3.8 Waste Management

A Waste Management Plan accompanies this Development Application. The proposal will comply with the conditional requirements on the consent relating to waste management, which will satisfy the objectives in Part 3.8 of Manly DCP.

Part 3.10 Safety and Security

3.10.1 Safety

Both pedestrian and vehicular access will be maintained, there will be no decrease in the safety of all entering or leaving the subject site.

3.10.2 Security (Casual Surveillance)

The proposal will maintain the existing level of casual surveillance.

4.2.2 DCP Controls: Part 4 Development Controls and Development Types

Part 4.1 Residential Development Controls

The proposed alterations and additions to an existing dwelling are compatible with the objectives in Part 4.1 of Manly DCP. The building is an acceptable form of bulk and scale, which maintains low impact and remains integrated with the landform and landscape. The Proposal does not degrade amenity of adjoining properties or the streetscape.

4.1.1 Dwelling Density, Dwelling Size and Subdivision

The proposal achieves compliance with the development standards for the proposed alteration and addition. The proposal is an appropriate form of development, which does not result in any significant adverse impacts upon adjoining properties or the streetscape. The proposal is consistent with the objectives in Part 4.1.1 of Manly DCP.

4.1.1.1 Residential Density and Dwelling Size- There is one existing dwelling on the site, and this will not be changed.

4.1.2 Height of Buildings (Incorporating Wall Height, Number of Storeys & Roof Height)

4.1.2.1 Wall Height- the current 5.68m wall height will not change with the proposal which is consistent with the objectives set in Part 4.1.2.1 of Manly DCP.

4.1.2.2 Number of Storeys- The proposal does not change the number of stories and remains a two-storey residence. This is consistent with the DCP.

4.1.3 Floor Space Ratio (FSR)

The proposed works are all external and will have no significant impact to the existing FSR. The existing FSR will remain unchanged after all works are complete.

4.1.4 Setbacks (front, side and rear) and Building Separation

4.1.4.1 Street Front setbacks- the current street setback to the existing residence will remain at 1.25m due to an irregularity in the sites shape and location of the existing garage. Whilst this is non-compliant it is existing and will not be impacted by the proposed works with all new works proposed to the Western side boundary.

4.1.4.2 Side setbacks and secondary street frontages- the existing western side setback is 4.36m with a wall height at this section of 2.76m the required setback would be 0.92m, the proposed works will sit back from the side setback at 2.42m well within the side setback.

4.1.4.4 Rear Setbacks- The current rear setback is over 7.7m with the proposed deck sitting at its closest point 5.625m and its furthest 6.935m (an average of 6.28m). While the proposed works are within the allowable 6m rear setback, it is noted that the site is not a regular rectangular block and therefore is restricted in development location.

4.1.5 Open Space and Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements- The subject site is within Area OS3. This requires a total open space of 55% or 475.97m². The proposed open space is 531.71m² or 61.4% which is above what is required and all being the correct dimensions to include in the calculation. The proposal enhances the amenity (including sunlight, privacy and views) of the site, the streetscape and the surrounding area and as such we Council's favourable consideration.

4.1.5.2 Landscaped Area- The minimum landscaped area required for the site is 35% of Total Open Space or 166.58m². The proposed landscape area is 329.65m² or 62% with a total of 44.66m² providing compliance to the control.

4.1.5.3 Private Open Space- the required private open space area for the site is 18m². The proposal allows for 193.16m² at ground floor and therefore complies with the requirements for private open space.

5.4.1 Foreshore Scenic Protection Area- The proposed design sits well within the requirements of the Foreshore Scenic protection area by ensuring existing ridgelines are maintained with the proposed deck roof structure sitting below the existing roof lines. The proposed deck is placed to the western side boundary and well below the adjoining property to the west ensuring no detrimental impacts to adjoining properties views. No trees, canopies or rooflines will be impacted with the proposed development and therefore complies to the control.

4.1.8 Development on Sloping Sites

The subject site is in Area G2- Potential Hazards. We believe the proposed development has been designed with the slope of the site in mind and to minimize any loss of views and amenity from public and private space. A low skillion style roof is proposed over the deck to avoid any loss of view from adjoining properties.

There are no possible hazards located on the site that will be affected by the proposed development. See Geotechnical report that accompanies this application.

4.1.5 Swimming Pools, Spas and Water Features

The proposed swimming pool and spa are located to the western side of the residence and has been designed to maintain the privacy (visually and aurally) of neighbouring properties and to minimise the impact of filter noise on neighbouring properties.

The pool/spa are both at the existing ground level of the current yard and 1.51m to the waters edge from the western side boundary. Due to the irregular shape of the boundary in relation to the house the paving around the pool will come to a point with the boundary (see plans provided). There is however a grassed easement that forms part of the parcel of fenced land alongside the pool and as such we seek Council's favourable consideration of this non-compliance.

The pool/spa and surrounds comprise 41.62m² of the site area being 7.8% of the required total open space. This is under the maximum of 30% and is therefore compliant.

The pool will be connected to the sewer. Any pump and filters will be located, enclosed and acoustically controlled to limit noise. A rainwater tank is to be installed to recharge the pool, and it shall be covered with a "pool blanket" as required under Clause 4.1.9.4

5.0 CONCLUSION

The proposed alterations and additions have been designed with regards to minimising environmental impacts on neighbouring properties and the public domain. Furthermore, the proposed addition will be sympathetic to the existing dwelling.

The proposal represents appropriate and positive use of the land. It complies with Council's development standards. It is submitted that the proposal is consistent with Council planning objectives for the site and locality, and in the circumstances of the case, the proposal is considered to be in the public interest.

Accordingly, Council's favourable consideration is respectfully sought.