

Statement Of Environmental Effects

For Proposed Alterations
and a First floor addition

Property: 7 Benelong Street, Seaforth

First Floor Addition and Alterations

Introduction:

This Statement of Environmental Effect has been prepared to form part of a Development Application to Northern Beaches Council / Manly Council. Consent is sought for Alterations and Additions including a First Floor Addition with a deck and Ground floor internal alterations to an existing dwelling at 7 Benelong Street, Seaforth. A development application is submitted pursuant to the provisions of Manly Local Environment Plan 2013 and Manly DCP 2013 Amendment 14.

Existing Use:

Single residential dwelling, The subject site is surrounded by 1 and 2 storey residential dwellings, Town houses/Dual occupancy houses and two primary schools.

Site Analysis: R2 - D5 - OS3

Legal description: Lot; B DP; 36305

The site is situated within a R2 Residential zone.

The site is Irregular in shape, with the front Boundary following a curve along Benelong street and has a gentle slope from the Southwest down to the Northeast and is elevated about street level.

Site area: 525.2m²



Project aims and objectives

- To integrate the proposed First Floor Addition with the existing building, the surrounds and the desired future character of the locality.
- To achieve a development that enhances not only the existing building but hence the visual amenity of the area, whilst integrating into the local street-scape.
- To create additional space and amenity for the occupants, while creating a building which meets or exceeds the architectural standard of the area.

Design/Streetscape Statement:

The design aims to achieve a positive architectural and aesthetic contribution to the character of the area.

The design of the building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms.

The proposed building integrates within the established pattern of the local Residential context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

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Design and Streetscape context Statement cont.

Views toward current dwelling at 7 Benelong Street, Seaforth including landscaped gardens, Boundary hedges and tree lined streetscape to be maintained



View towards adjoining property at 5 Benelong Street, with tree lined streetscape, and landscaped gardens

View towards adjoining property at 9 Benelong Street, with tree lined streetscape, and landscaped gardens



Artists impression showing First floor addition at 7 Benelong Street, Seaforth showing Landscaped gardens and Boundary Hedges with tree lined streetscape to be maintained.

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Open space - OS3

Site area= 525.2m²

Existing Open Space: 60% (313m²)

(No change to existing site conditions and open space)

Existing soft open space: 35% (183m²)

(No change to existing site conditions and landscaped open space)

comment:

No Change to existing site conditions and open space/Landscape open space (Proposal is for a First Floor Addition only).

Floor Space Ratio:

Objective 1) To ensure the scale of development does not obscure important landscape features.

Objective 2) To minimise disruption to views to adjacent and nearby development.

Objective 3) To allow adequate sunlight to penetrate both the private open spaces within the development site and private open

Land zone R2- FSR ZONE D (Residential sub zone: D5): 1 unit per 500m²

Allowable FSR: 0.5:1 (262.6m²)

Site area= 525.2m²

Ground & Lower floor areas (existing): 135m²
(from internal face of external walls)

Proposed first floor area: 92m²
(from internal face of external walls, excluding stair
area for vertical circulation of 7m²)

Total proposed floor area: 227m²

Proposed FSR: 0.43:1

comment:

The First Floor addition has been designed to integrate into the existing streetscape and maintains the spatial proportions of the street character. Articulation has been incorporated into the design minimising bulk and scale whilst achieving additional accommodation for the occupants.

Floor space ratio Complies with Manly councils LEP and DCP controls.

-Height Subzone: I (8.5m)

comment:

The first floor addition has been designed to fit under and comply with the objectives outlined in the MLEP controls whilst not affecting neighbouring properties. Proposed Max building height to highest Ridge is 8.45m. The overall Building height which is contained to the uppermost portion of roof ridge then further reduces along the fall of the roof lines.

-Site Drainage:

The proposed First Floor Addition is within the existing footprint / roof area, No additional impervious areas will be created and no additional loads will be put onto the existing storm-water system. Stormwater hook up is via roof gutters spreading onto existing ground floor roofs and flowing into the street gutter/Councils stormwater system.

-Number of Storeys: 2

comment:

The Proposed First Floor Addition has been designed to sit within the single storey footprint of the existing dwelling and Complies with Requirements identified in DCP Controls

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-off street parking:

No change to existing off street parking arrangements within the property, Two car spaces have been allowed for.

-Shadow diagrams/Sunlight access:

Refer to submitted 2D and 3D shadow diagrams showing shadows cast on "June 21" with additional shadows provided for March 20 noting a reduction in shadowing during the March equinox. (No adverse effect on neighbours has been created by the first floor addition).

The First Floor addition has been designed to incorporate lower pitched roofs with adequate separation between dwellings; hence there is sufficient light and ventilation whilst maintaining a sense of openness for the neighbouring dwellings. Orientation of the land which falls from the southwest down to the northeast minimise overshadowing to private open spaces. The adjoining dwelling at 9 Benelong street will have minimal impact from the First floor addition, Land at 5 Benelong st is limited to morning shadowing into the rear backyard then swings to the front setback in the afternoon on June 21 where shadowing is at the maximum length for the year and existing shadowing is notable.

-Views:

The proposal does not result in any unreasonable loss of privacy with minimal impact or disruption of views to neighbouring properties, There is no impact on the coastal or bushland environment.

The First Floor addition has been designed to incorporate lower pitched roofs and increased setbacks creating adequate separation between dwellings.

-Front setback:

comment:

Front Setback varies between 7.33m - 10.6m to the external walls and Open deck, and follows the curve of the street along the Front boundary line.

The Proposed First floor addition is inline with the DCP objectives namely;

- The proposed building is consistent with the immediate streetscape which is a mix of residential 1 and 2 storey dwellings and town houses
- The proposed first floor addition will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.
- Articulation of the design has been thought of with terracing of the design which minimises the appearance of bulk and scale when viewed from public places, Coupled with the existing trees / vegetation in the front setback and streetscape. **(Refer to Design and Streetscape context Statement pictures)**

There will be sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings. (refer to submitted shadow diagrams depicting Existing shadows, Proposed shadows and Shadows cast by Neighbouring dwellings)

4.1.4.1 Street Front setbacks

See also paragraph 3.2.4 in relation to Heritage and paragraph 4.2 in relation to controls in LEP Business Zones.

- a) Street Front setbacks must relate to the front building line of neighbouring properties and the prevailing building lines in the immediate vicinity.
- b) Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.
- c) Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.
- d) Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.

-Rear setback: Rear Setback of the proposed First Floor addition = 13m as noted on the submitted site plan

comment:

The First Floor addition has been designed to integrate into the existing dwelling and maintains adequate separation between dwellings hence there is sufficient light, ventilation and open space whilst limiting overshadowing onto private open space.

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-Side setbacks:

Objective 1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Objective 2) To ensure and enhance local amenity by:

- providing privacy;
- providing equitable access to light, sunshine and air movement; and
- facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.
- defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and

Objective 3) To promote flexibility in the siting of buildings.

Objective 4) To enhance and maintain natural features by:

- accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;
- ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and
- ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.

Side Setback: North west Boundary: Varies between 1.63 - 2.33m Partly Complies
(Wall height varies between - 6.12m and 6.81m)

Side Setback: Southeast Boundary: Varies between 3.77 - 7.98m - Complies
(Wall height Varies between: 6.35m - 6.85m)

comment:

"For the purpose of a First Floor Addition they must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues".

4.1.7.1 First Floor Additions

a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.

b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.

Variation to the proposed side setback to Part of the Northwest side boundary is sought in this instance as the proposal is for a First floor addition to a family home and is within the setback control, it is considered unreasonable to refuse the development application on the basis that compliance with the numeric standard is not met as:

-The breach occurs due to the proposed first floor addition (as acceptable under Manly DCP clause 4.1.7.1) which in this instance is reasonable. Along the external wall facing the side Boundary articulation of the design has been incorporated and side setbacks are increased and comply.

-Site constraints due to the existing subdivision pattern of the area and the positioning of the existing dwelling in relation to the boundaries provide very limited opportunities for a First floor addition.

-Structural restrictions: The arrangement of the existing lower level offers very limited opportunity for supporting a first floor structure that is not in close vicinity of the existing external / structurally supportive walls.

-The Addition has been designed to accommodate neighbours privacy by limiting size of windows

-The proposed first floor addition will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.

-There is minimal overshadowing or loss of light/sun on the neighbouring dwelling as shadows fall in other directions.

- It is considered that the bulk and scale of the addition will not have an adverse environmental impact on the use and enjoyment of the adjoining properties in regard to privacy or solar access. The proposal meets the standards of the Manly DCP for solar access and privacy. (see attached shadow diagrams) There is sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings.

(refer to submitted shadow diagrams depicting Existing shadows, Proposed shadows and Shadows cast by Neighbouring dwellings)

-The Variation only applies to the part of the Northwest side of the first floor addition, Existing front and rear landscaped areas including existing planting will remain and be enjoyed. **(Refer to Design and Streetscape context Statement pictures)**

The First floor addition will retain the existing scale of the streetscape and enhance the aesthetic quality of the dwelling. Strict compliance is unreasonable in this case as the required space needed for a First Floor Addition would not be achieved, resulting in an unuseable dwelling for the owners and will hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

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-Wall Height:

Site Gradient as shown on submitted Elevation plans: 1:15 - Wall Height allowable: 6.9m

Northwest Boundary wall height: - Complies

Wall Height underneath Proposed wall (refer to elevation plans): Varies between 6.12m and 6.81m

Southeast Boundary wall height: - Complies

Wall Height underneath Proposed wall (refer to elevation plans): Varies between: 6.35m - 6.85m

comment:

The First floor addition complies with the requirements set out in the Manly DCP controls, the First floor addition will retain the existing scale of the streetscape and enhance the aesthetic quality of the dwelling.

-Roof Height:

comment:

Maximum proposed roof height = 2.05m, Complies with Requirements identified in Manly DCP Controls.

-First Floor Additions

- a) First floor additions must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues.
- b) The dwelling and the form of alterations and additions must retain the existing scale and character of the street and should not degrade the amenity of surrounding residences or the aesthetic quality of the former Manly Council area. In this regard, it may be preferable that the addition be confined to the rear of the premises or be contained within the roof structure.

comment:

"For the purpose of a First Floor Addition they must complement the architectural style of the ground floor and where possible retain existing roof forms. Notwithstanding setback provisions, the addition may follow the existing ground floor wall setbacks providing adjoining properties are not adversely impacted by overshadowing, view loss or privacy issues".

- The Addition has been designed to accommodate neighbours privacy by limiting size of windows.
- The proposed first floor addition will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.
- There is minimal overshadowing or loss of light/sun on neighbouring dwellings.
- It is considered that the bulk and scale of the addition will not have an adverse environmental impact on the use and enjoyment of the adjoining properties in regard to privacy or solar access. The proposal meets the standards of the Manly DCP for solar access and privacy. (see attached shadow diagrams)
- There is sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings.
- The First floor addition will retain the existing scale of the streetscape and enhance the aesthetic quality of the dwelling.

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Supporting Information with reference to DCP objectives:

The design, colour, and materials used are in keeping with the surrounding area.

The proposed addition maintains the visual pattern and predominant scale of detached housing in the locality and the immediate context and enhances the aesthetic quality of the dwelling.

Placement of windows has taken into account privacy of neighbours on either side of this property.

The streetscape and context consists of many one and two storey homes as well as Town houses/Dual occupancy Home and 2 primary schools. Thus, the proposed resultant dwelling will be of an appropriate scale, bulk, finish and style.

The proposed addition to existing first floor has been designed to increase bedroom accommodation for a growing family, and enhance the design and appearance of the home as a whole.

a.) bulk:

streetscape aspect:

- The proposed design is setback within the existing roof line to minimise the bulk of the front elevation.
- The proposed changes are an architectural addition to the existing dwelling.

b.) Obscuring important landscape features.

the proposed development obscures no important landscape features.

c.) Consistency with desired character.

The proposed development is more appropriate to the context than the existing in terms of scale. The detail and finishes proposed seek to maintain and enhance the existing character of both the dwelling and the surrounding buildings. The scale, bulk, and/or FSR of surrounding context is equal or higher to the proposed development.

c.) Minimise loss of view, privacy and sunlight.

There minimal view loss, or loss of privacy to surrounding development.

d.) Sunlight to adjoining open space.

The proposed development meets councils sunlight requirements to adjoining open space.

Summary

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of the development control and LEP2013, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale;
- There are no adverse effects of the proposed development on the environment, either biophysical, economical, or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance as the proposed addition is consistent with adjacent neighbouring dwellings and context and there is no adverse impact on the surrounding environment.

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