

12 Heathcliff Crescent, Balgowlah Heights

Alterations and Additions to an Existing Dwelling House

Statement of Environmental Effects

For Northern Beaches Council

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Introduction

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the alterations and additions to an existing dwelling house at 12 Heathcliff Crescent, Balgowlah Heights.

Description of Proposal

The proposed development includes alterations and additions to an existing residential dwelling at 12 Heathcliff Crescent, Balgowlah Heights NSW 2093. The existing footprint of the dwelling will remain, with only internal additions and alterations and encompassing a portion of the existing rear patio. The following provides a summary of the proposed alterations and additions, with details presented on the development application plans:

- Existing ground floor:
 - Conversion of half of the existing 2-car garage into a new front entry and staircase landing.
 - Conversion of the existing workshop into a bathroom and laundry.
 - Update of the existing storage area, including addition of internal walls, electrical outlets and replacement of the current ceiling.
- Existing first floor:
 - New kitchen in current position of rear TV room.
 - New master bedroom and ensuite bathroom in current position of bedroom 2 and extending onto rear patio.
 - Demolition of existing laundry and outside toilet and incorporation into new kitchen.
 - Removal of several existing walls currently separating living areas.
 - Replacement of rear roof.
 - Renovation of existing bathroom.

Locality Analysis

A description of the subject site is provided in **Table 1**.

Table 1: Site Description

Item	Description
Address	12 Heathcliff Crescent, Balgowlah Heights
Identification	Lot 4, Section 25, Deposited Plan 758044
Zoning	R2 Low Density Residential
Current Land Use	Low Density Residential
Proposed Land Use	Low Density Residential

The site is rectangular in shape with an area of 556.4 m². The lengths of the site boundaries and surrounding land uses are as follows:

- Northern (36.55 m): Low-density residential property (14 Heathcliff Crescent)
- Eastern (15.24 m): Nature reserve, Bareena Drive, Tania Park
- Southern (36.55): Low-density residential property (10 Heathcliff Crescent)
- Western (15.24 m): Heathcliff Crescent, Dobroyd Road and low-density residential properties

The site location is presented in **Figure 1**, with an aerial photograph of the site presented in **Figure 2**.

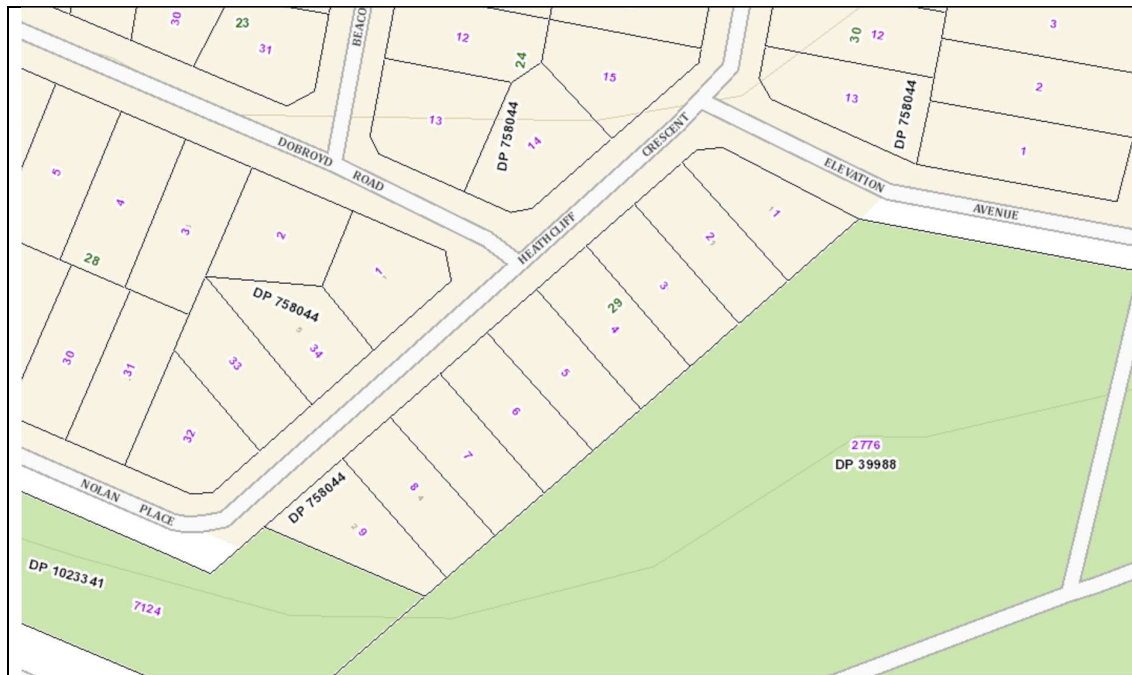


Figure 1: Site Location (NSW Government: SIX Maps)



Figure 1: Aerial Photograph (NSW Government: SIX Maps)

The land slopes from its rear boundary (eastern) downwards towards its front boundary (western) with Heathcliff Crescent. The total fall from rear to front is 3.57 m, representing an average grade of 5.6° (i.e. 6.2%).

The site is occupied by a two-storey residential dwelling of brick veneer construction with a tiled roof. Vehicle parking is provided on-site with access from Heathcliff Crescent.

The rear yard contains an in-ground swimming pool with the area around the dwelling, both at the rear and front, being landscaped.

The surrounding area has primarily been developed with residential dwellings in landscaped settings, with the exception of the nature reserve and Tania Park to the east. The images overleaf depict the site and the surrounding area.



Photo 1: View of site from Heathcliff Crescent



Photo 2: View of rear of site

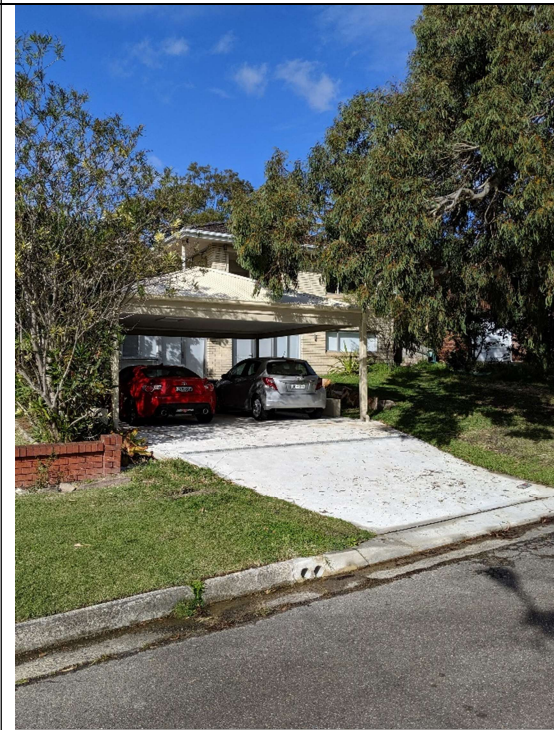


Photo 3: View of 10 Heathcliff Crescent



Photo 4: View of 14 Heathcliff Crescent



Photo 5: View of 2 Dobroyd Crescent



Photo 6: View of nature reserve

Relevant Environmental Planning Instruments

Manly Local Environmental Plan 2013

Clause 2.1 Land use zones

The site is zoned R2 Low Density Residential pursuant to Clause 2.1 of Manly Local Environmental Plan (LEP) 2013.

The addition and alterations to the existing dwelling will not change the proposed use of the site, which will remain for low-density residential use.

Clause 2.2 Zoning of land to which Plan applies

Not applicable to this proposal.

Clause 2.3 Zone objectives and land use table

The objectives of the R2 Low Density Residential land use zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is for the addition and alterations to an existing low-density residential dwelling house that will not have any detrimental impact on the amenity of the surrounding residents.

The proposal is considered to meet the objectives of the R2 Low Density Residential land use zone.

Clause 2.4 Unzoned land

Not applicable to this proposal.

Clause 2.5 Additional permitted uses for particular land

Not applicable to this proposal.

Clause 2.6 Subdivision – consent requirements

Not applicable to this proposal.

Clause 2.7 Demolition requires development consent

Not applicable to this proposal.

Clause 2.8 Temporary use of land

Not applicable to this proposal.

Clause 4.1 Minimum subdivision lot size

Not applicable to this proposal.

Clause 4.2 Rural subdivision

Not applicable to this proposal.

Clause 4.3 Height of buildings

The height of a building on Heathcliff Crescent, Balgowlah Heights (ref: Height of Buildings Map Sheet HOB_004) is 8.5 m.

Requirement	Provision	Compliance
8.5 m to ridge height	5.72	Yes

Clause 4.4 Floor space ratio

The maximum floor space ratio for any building on Heathcliff Crescent, Balgowlah Heights (ref: Floor Space Ratio Map Sheet FSR_004) is not to exceed 0.45:1.

Requirement	Provision	Compliance
0.45:1	0.29:1	Yes

Clause 4.6 Exemptions to development standards

This proposal does not require any provisions of clause 4.6.

Clause 5.10 Heritage conservation

The proposal is not associated with or adjacent to a heritage item, an Aboriginal object or a building, work, relic or tree within a heritage conservation area.

Clause 5.11 Bush fire hazard reduction

The proposal does relate to land that is considered bush fire prone land. The property has previously been assessed to have a bushfire attack level (BAL) 29, based on additions and alterations to the existing dwelling.

Clause 6.1 Acid sulfate soils

The proposal is not associated with land that is considered to contain acid sulfate soils (ref: Acid Sulfate Soils Map, Landslide Risk Map Sheet CL1_004).

Clause 6.3 Flood planning

The proposal is associated with land that is above the flood planning level.

Clause 6.5 Terrestrial biodiversity

The proposal is not associated with land that is identified as 'biodiversity' (ref: Terrestrial Biodiversity Map, Wetlands Map, Watercourse Map Sheet CL2_004).

Clause 6.6 Riparian land and watercourses

The proposal is not associated with land that is identified as 'watercourse' or within 40 m of the top of the bank of each watercourse on land identified as 'watercourse' (ref: Terrestrial Biodiversity Map, Wetlands Map, Watercourse Map Sheet CL2_004).

Clause 6.7 Wetland

The proposal is not associated with land that is identified as 'wetland' (ref: Terrestrial Biodiversity Map, Wetlands Map, Watercourse Map Sheet CL2_004).

Clause 6.8 Landslide risk

The proposal is not associated with land that is considered to have a landslide risk (ref: Acid Sulfate Soils Map, Landslide Risk Map Sheet CL1_004).

Clause 6.9 Foreshore scenic protection area

The proposal is not associated with land that is within a 'foreshore scenic protection area' (ref: Foreshore Scenic Protection Area Map Sheet FSP_004).

Clause 6.11 Active street frontages

The proposal is not associated with land that is identified as a 'active street frontage' (ref: Active Street Frontages Map Sheet ASF_004).

Conclusion on Manly LEP 2013

The proposed alternations and additions to the existing dwelling are considered to meet the objectives and provisions of Manly LEP 2013.

Manly Development Control Plan for Residential Zone 2013 – Amendment 8

General Principles of Development

Clause 3.1.1. Streetscape (Residential areas)

The neighbourhood generally consists of various detached dwellings of a single and two-storey nature, with constructions periods ranging from early 1960s to modern dwellings. A varied front setback exists throughout the area due to the varying age of the dwellings and the irregular subdivision pattern.

The proposal does not alter the existing setback of the dwelling on the land.

The existing vegetation on the proposal land is not planned to be impacted.

The streetscape along Heathcliff Crescent is made up of varied architectural styles and scales based upon the differing ages of construction. The more recent dwellings are predominantly brick or rendered and tiled roof homes, being generally two-storey in nature and of a grand scale.

No set-built theme is evident in the neighbourhood. The landscape character along Heathcliff Crescent is generally of front setbacks comprising turfed areas with limited trees. Many properties along Heathcliff Crescent, including the proposal site, provide varied front fences and/or retaining walls to delineate private boundaries at the street frontage.



Figure 2: Street view of 12 Heathcliff Crescent (Google Maps, accessed 3 August 2019)

Clause 3.2 Heritage Considerations

The proposal is not associated with land identified as Heritage Items and Conservations Areas (Manly LEP 2013).

Clause 3.3 Landscaping

The proposal includes the retention of existing vegetation and landscaped areas both at the front and rear of the property.

Clause 3.4 Amenity

Overshadowing

The proposal does not impact on the solar access to adjacent properties or key areas within the land. Refer to the specific requirements detailed in DCP 2013 in the below table.

Requirement	Provision	Compliance
Must not eliminate >1/3 of the existing sunlight accessing the private open spaces of adjacent properties from 9am-3pm on 21 June.	Solar access to private open space suitably retained throughout the day.	Yes
The sunlight to the windows or glazed doors to living rooms of adjacent properties must be maintained for a period of at least 4 hours on 21 June.	Solar access to windows and glazed doors is suitably retained throughout the day.	Yes
A minimum of 6 hours solar access be retained to solar collectors on neighbouring properties.	Solar access to solar collectors (e.g. pool heating systems) is suitably retained throughout the day.	Yes
A minimum of 6 hours solar access be retained to a suitable clothes drying area.	Solar access to the clothes drying area, which is currently located, and intended to remain in the rear of the land is suitably retained throughout the day.	Yes
All external and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance.	The materials proposed for the development are consistent with existing materials of the dwelling and surrounding properties.	Yes

Privacy and Security

The proposal does not impact on the existing privacy or security of the dwelling or for adjacent properties. Where appropriate, obscured glass windows will be utilised to maximise privacy.

Maintenance of Views

Due to the topography of the area and the absence of existing views from the land and adjacent properties, loss of views is not anticipated to occur.

Other Nuisance (Odour, Noise)

Not applicable to this proposal.

Clause 3.5 Sustainability

The principles of ecologically sustainable development have been taken into consideration. This includes incorporating energy efficient building design that optimises energy conservation and sustainability. Reference should be made to the BASIX certificate included in the development application.

Clause 3.6 Accessibility

The proposal does not impact on the existing accessibility to the dwelling and meets the conditions listed in Schedule 5 - Part A - Checklist for all development.

Clause 3.7 Stormwater Management

Sediment and erosion control measures are to be implemented during construction activities, with details of the proposed measures presented on drawing DA03 of the development application.

Clause 3.8 Waste Management

A waste management plan has been prepared and will be implemented during construction activities. Details of the proposed segregation of waste streams to facilitate re-use and recycling is presented on drawing DA03 of the development application.

Clause 3.9 Mechanical Plant Equipment

Not applicable to this proposal.

Clause 3.10 Safety and Security

The existing driveway is to be retained and is considered appropriate for the land and proposed alterations.

Habitable areas and a large open balcony are located and orientated to the frontage to allow for casual surveillance of the approach to the dwelling.

Residential Development Controls

The property is located within Residential Density Area – D5 and Open Space Area – OS3.

Clause 4.1.1 Dwelling Density, Size and Subdivision

The Residential Density Area – D5 specifies 500 m² per dwelling, with the dwelling currently residing on a 556.4 m² allotment.

The minimum internal area required for a 3-bedroom dwelling with 3 bathrooms, as proposed, is 100 m² (90 m² + 5 m² for each additional bathroom). The proposal provides for 161 m² internal area, exceeding the minimum requirement.

The proposal does not include subdivision of the existing lot.

Clause 4.2.1 Height of Buildings

The proposed height of the building and walls is unchanged from the existing dwelling. Nonetheless, the following compares the proposal to the required conditions.

The height of a building on Heathcliff Crescent, Balgowlah Heights (ref: Height of Buildings Map Sheet HOB_004) is 8.5 m, with proposed height of 5.72 m well below the maximum permissible.

The maximum wall height for a site with a 1:10 slope is 7.1 m, with the proposed height well below the maximum permissible.

Clause 4.1.3 Floor Space Ratio

Refer to LEP Clause 4.4.

Clause 4.1.4 Setbacks

The proposal does not alter the existing front, rear and side setbacks of the existing dwelling.

With regard to the minimum front setback requirement of 6 m, the dwelling will have an unchanged 10.09 m front setback.

The dwelling will have an unchanged 14.15 m rear setback, exceeding the minimum requirement of 8 m.

The dwelling will not comply with the side setback requirements, but no alteration to the existing rear setback will occur as part of the development.

Clause 4.1.5 Open Space and Landscaping

The minimum total open space is 55% of the lot area (i.e. 306.2 m²). The proposal exceeds the minimum requirement, with 67.63 % (i.e. 376.27 m²) of total open space provided in the development.

Of the total open space, 35% (i.e. 107.11 m²) is required for landscaping. The proposal exceeds the minimum requirement, with 215.52 m² provided in the development.

The unchanged existing front yard and back yard provide at least 12 m² of unbroken landscaped area. In addition, the existing trees that will be retained meet the minimum requirements for a 500 m² lot.

Clause 4.1.6 Parking, Vehicular Access and Loading

The proposal will provide 1 car space, which meets the minimum requirements. The width of the proposed single garage is less than the 6.2 m requirements.

Clause 4.1.7 First Floor and Roof Additions

Not applicable to this proposal.

Clause 4.1.8 Development on Sloping Sites

Not applicable to this proposal.

Clause 4.1.9 Swimming Pools, Spas and Water Features

Not applicable to this proposal.

Clause 4.1.10 Fencing

There is no new fencing proposed as part of the development. Should it be required, then a maximum height of 1 m will be maintained.

Conclusion on Manly DCP 2013

The proposed alterations and additions to the existing dwelling are considered to meet the objectives and provisions of Manly DCP 2013.

Conclusion

The proposed alterations and additions to the existing dwelling is permissible with development consent under the provisions of Manly Local Environmental Plan 2013, and can satisfy the objectives of the Manly Development Control Plan 2013.

It is considered that the alterations and additions to the existing dwelling will complement and blend with the existing, and likely future character of this section of Balgowlah Heights.

The proposal is not expected to have an adverse impact on the natural or built environment.

A handwritten signature in black ink, appearing to read 'Ben Farmer', with a stylized, cursive script.

Ben Farmer
Joint Owner – 12 Heathcliff Crescent, Balgowlah Heights
Environmental Engineer
September 2019