

STATEMENT OF ENVIRONMENTAL EFFECTS

To accompany the Development Application submitted to Northern Beaches Council

Proposed New Dwelling and new vehicle crossing

4 Lewis Street, Balgowlah Heights NSW 2093



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1 - INTRODUCTION

This SEE is to accompany a component of a development application to Northern Beaches Council for the demolition of an existing building and garage on site and the construction of detached dwelling house with new vehicle crossing (to replace existing).

The design has responded to the client brief to provide a development of good design quality and amenity which appropriately responds to the site, adjacent properties and the streetscape in terms of privacy, solar access or view sharing.

The proposal will result in the construction of an architecturally designed contemporary dwelling, which will replace the existing dated development on site and will be contextually compatible in the locality. The nature and detailing of the proposal will reinforce the desired future character of the locality and contribute to the built form quality of development within the area without impacting on adjoining properties.

In our opinion, the proposed development satisfies the relevant zone objectives in the Manly Local Environmental Plan (LEP) 2013 and Manly Development Control Plan (DCP) 2013. In addition, the proposed development is within the maximum height development standards contained within the LEP and also complies with the minimum site area development standards.

Consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended;
- The Environmental Planning and Assessment Regulation;
- Manly Local Environmental Plan 2013
- Manly Development Control Plan 2013

The Proposal is permissible and generally in conformity with the development standards and built form controls contained within the applicable statutory planning regime.

This application is also accompanied by a complete set of architectural drawings, Survey Plan, Landscape Plan, Stormwater Plan, Schedule of finishes, BASIX and NaTHERS certificates.

2 - STATE POLICIES

2.1 SEPP 55 – Remediation of Land

As the site has a history of residential use, it is considered that the site is unlikely to be contaminated.

For this reason, no further investigation is considered necessary.

2.2 BASIX

A BASIX Certificate has been lodged with the development application.

3 - SITE DESCRIPTION AND LOCATION

3.1 General Details:

4 Lewis Street, Balgowlah Heights 2093

Lot - 2

DP – 18143

Site Area – 412.8m² – (By Survey)

3.2 Site Location & Orientation:

The site is located at the southern end of Lewis street, close to Abbott Street

Site orientation – East West (west side is Lewis Street)

3.3 Existing Built Form and Landscaping

The site is occupied by a dated two storey brick dwelling with a pitched tiled roof. The existing front setback is 9.1 metres to the west side and 10.8 metres to the rear boundary on the eastern side.

The dwelling has a frontage to Lewis street with bricked paved driveway along the north side of the site.

The site has better block garage at the rear (north east corner) and attached carport to the north with brick paved driveway to Lewis Street.

Landscaping areas are at the front and rear predominately comprises lawn areas. As well as an existing tree at the rear section that will be kept.

3.4 Access and Parking

Pedestrian access is available from Lewis Street via a gate which leads to the main entrance of the dwelling. Vehicular access is also available to the site from Lewis street via a gate accessing the site on paved driveway along the north side of the site towards a single carport and better block garage at the rear north east corner of the site.

3.5 Existing Character and Context

Development in the surrounding area comprises predominately one and two storey detached dwelling of varying architectural periods and style.

The site is adjoined by a detached dwelling houses on its North, South and east sides. The majority of houses are set behind fences with small front yards, driveways and garages.

4 – THE DEVELOPMENT PROPOSAL

This document forms a component of a development application proposing to demolish the existing house and garage on site and build a new two storey house with double garage within the building footprint, hardstand to the front and new vehicle crossing to replace existing to Lewis Street. The application is also implemented a new designed landscape area across the site maintaining the existing Lagerstroemia Indica tree at the rear and including a tool shed and a pergola for seating area for its occupants to enjoy while using the rear garden.

The house has been designed for maximum energy efficiency, taking advantage of the long northern boundary to oriented living spaces for passively controlled solar access.

The environmental design benefit of the proposal are:

- Windows to the north have fixed shading devices for good solar access, lighting and cross-ventilation. Allow passive heating in winter and shading in summer.
- Concrete floor slab on ground floor for thermal mass
- Rainwater harvesting and re-use into toilets and garden
- Drying area for low use of electrical dryer
- Efficient floor plan means no waste space and compact family home
- Landscaping using plants species suitable to the site and region
- Materials have been chosen for their longevity, low embodied energy and environmental performance.

The overall design of the proposed new dwelling seek to create a better living environment for the occupants with improved natural light and cross ventilation. The existing house has poor access to natural light and is particularly cold in winter. The proposed building is modest in form and is enhance the built form and context of the site and surroundings.

The rear tool shed/storage structure will provide much needed storage to the occupants.

The proposed design are as shown on architectural plans DA-100 to DA-900 prepared by Jackson Teece Architects and Novam Design Studio.

Ground Floor:

- Paved entry path from Lewis Street together with hardstand area in-front of the double garage
- Double garage within building footprint
- Formal entrance from Lewis Street
- Entry foyer
- Internal stairs access to the level above
- Open plan kitchen and dining area.
- laundry and powder room with access to rear timber decking
- Stepped down Living space with access to rear timber decking and landscape
- Tool shed in the rear north east corner of the site
- Timber pergola – seating area

Level 1:

- Internal connecting staircase (Void space)
- Master bedroom with ensuite and walk-in-robe
- Storage room
- One kid room facing north
- Two kids rooms facing west with small Joliet balcony
- Bathroom

5 - STATUTORY PLANNING CONTROLS

5.0 General

The proposed new residence generally complies with the principle controls set out in the Manly Local Environmental Plan 2013, and the Manly Residential Development Control Plan 2013 Amendment 14.

The following section of the report will assess the proposed development having regards to the statutory planning controls and matters for consideration pursuant to Part 4 of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outline, and any steps to mitigate against any potential adverse environmental impact are discussed below:

5.1 MANLY LOCAL ENVIRONMENTAL PLAN (LEP) 2013

5.1.1 - Land use zones

The site is zoned R2 – Low Density Residential. The objectives of the R2 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.

Permissible uses in the R2 Low Density Residential Zone are:

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental protection works; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Shop top housing; Signage; Tank-based aquaculture; Water recreation structures; Water recycling facilities; Water supply systems

It is considered that the proposed development is consistent with the objectives of the R2 Low Density Residential.

5.1.2 Development Standards Compliance Table – Manly LEP 2013

	Development Standard	Proposed	Compliance
Zoning	R2 Low Density Residential	Dwelling houses permissible in the zone	YES
Lot size	Area I - 500m ²	412.8m ² (By Survey) – No change	YES
Height of building	Area I - 8.5m	Building height - 6.97m	YES
FSR	Area C – 0.45:1	Proposed FSR - 0.40:1	YES
Heritage	Not an heritage item	Not an heritage item	YES

5.1.3 – Acid Sulfate Soil

The site is noted as being affected by Class 5 acid sulfate soils. No significant excavation is required to accommodate the proposed development, and as such, no further investigation is considered to be necessary.

5.1.4 – Earthworks

The proposed development will not require any substantial disturbance to the site. All works will be carried out under the supervision and direction of a structural engineer and will be managed to ensure that the amenity and safety to the subject and neighboring dwellings will be protected.

5.1.5 – Stormwater Management

All stormwater will be gravity drained to Lewis street drainage system. There is an On-Site detention (OSD) solution as required by council and detailed stormwater plan prepared by NB Consultants and accompanying this submission.

5.2 MANLY DEVELOPMENT CONTROL PLAN (DCP) 2013

The DCP policy document was adopted by council on 16th July 2012 and came into effect on 19th April 2013. The plan was last amended on 1st December 2019.

The DCP contains development controls for the design and construction of buildings and the subdivision of land in Manly. The proposed development has been assessed against the relevant provisions of the DCP as outlined in the following sections of this report.

Manly DCP Aims and Objectives:

The general Aims of this plan are to:

- a) Ensure that development contributes to the quality of the natural and built environments.*
- b) Encourage development that contributes to the quality of our streetscapes and townscapes.*
- c) Ensure that development is economically, socially and environmentally sustainable and to require the principles of ecologically sustainable development to be taken into consideration when determining DAs.*
- d) Ensure future development has consideration for the needs of all members of the community.*
- e) Ensure development positively responds to the qualities of the site and its context.*
- f) Ensure development positively responds to the heritage and character of the surrounding area.*

The proposed development is meeting the above objectives for residential development and it is considered consistent with the aims of the DCP.

Objectives for residential development that are relevant to the development proposal include:

- a) Ensure that development contributes to the quality of the natural and built environments.*
- b) Encourage development that contributes to the quality of our streetscapes and townscapes.*
- d) Ensure future development has consideration for the needs of all members of the community.*
- e) Ensure development positively responds to the qualities of the site and its context.*

It is considered that the proposed development meets the above objectives for residential development.

As mentioned, Lewis Street comprises predominately lower density residential development. The subject site contributes to built form types and provides transition between the different dwelling in the locality. The proposed development respects the topography of the precinct and will not alter the existing landform or significant natural features. The contemporary design and detailing of the proposed development will replace the existing dated development on site and will positively contribute to the evolution of residential built form in the locality.

Accordingly in our opinion, the proposed development is consistent with the objectives and is appropriate in this instance.

5.3 GENERAL PRINCIPLES OF DEVELOPMENT – DCP Part 3

5.3.1 – Streetscape (Residential areas)

The proposed development responds to topography and maintains a complimentary and compatible streetscape alignment. The proposed double garage has been designed to integrate with the existing streetscape.

The proposed development by virtue of its height, setbacks and presentation to the street will not be perceived as inappropriate or clashing in the current streetscape context.

The design, height and location of the new driveway is compatible with other properties located within the site visual area.

5.3.2 – Front Fences and Gates

The proposed new front fence will be replacing the existing dated masonry and timber fence and will complement the new architectural style of the dwelling and will not be open on to public land. The proposed new front fence will incorporate clad retaining wall with steel fence and gates. The steel component will be open steel flat bars with a transparency of 30%.

5.3.3 – Garages, Carports and Hardstand Areas

The proposed garage was designed to be integrated into the house footprint and will embrace and complement the front façade of the dwelling. The proposed hardstand is compatible with the existing hardstands on Lewis street.

5.3.4 – Landscaping Design

The proposed development was designed to improved the current landscaped areas with new enhanced landscape plan across the site maintaining the existing mature Lagerstroemia Indica tree at the rear and a pergola for seating area for its occupants to enjoy while using the rear garden. The accompanying landscape plan indicates the location of new tree to the front of the property as well. Refer Landscape Plan by EcoDesign.

5.3.5 – Amenity (Views, Overshadowing, Overlooking/Privacy, Noise).

The proposed development has been designed following a detailed site analysis to ensure that appropriate privacy is maintained between adjoining properties. Furthermore, the privacy to the adjoining properties has been maintained by restricting the windows opening to the south and providing privacy louvres to the windows on the north and east side.

The proposed development will not see any unreasonable diminution of solar access enjoyed by the neighbouring properties. A careful design consideration has taken to minimise loss of sunlight and views for adjacent neighbouring properties.

Detailed shadow diagrams shows that neighbouring properties will continue to receive compliant levels of solar access to open space areas and primary habitable area windows on 21st June.

There are no significant views from the property or through the property. The proposed development will not result in any unreasonable loss of views for surrounding properties.

5.3.6 – Sustainability

A BASIX Certificate together with NaTHERS report will accompany this application which confirms that the proposed development will achieve NSW Government's requirements for sustainability.

5.3.7 – Stormwater Management

During the construction process, appropriate sediment, siltation and stormwater control devices will be put in place to prevent site runoff onto the road and into the stormwater drain system. Sediment and erosion control measures are to consist of Geo-textile fabric to side boundary fences and sand bags to front entrance off Lewis Street.

The proposed development is including a stormwater tank on site to manage all stormwater catchment and re-use. The system overflow designed to drain to Lewis Street. Refer Stormwater plan by NB Consultants.

5.3.8 – Waste Management

Bins enclosure is incorporated into the dwelling site development and will be stored along the side south boundary for easy access to the street for bins collection day. The enclosure is screened with landscaping.

5.4 RESIDENTIAL DEVELOPMENT CONTROL – DCP Part 4

5.4.1 – Height of Building

The maximum building height for this site as shown in Manly HOB Map – Area I = 8.5m.

The architectural drawings demonstrate that the building sits well within the height controls for both walls and roof forms. The building has been designed to relate well to the adjacent buildings by following the natural contours of the site as well as the existing dated building on site, and not to create a major change to the build environment. The overall lower building height will help to minimised potential overshadowing of the property to the south, together with large side setbacks of 3.0 metres. The lower flat roof pitch sits well below the maximum allowable roof height and allow the building to sit comfortably in its context.

A small section of the rear of the dwelling is extending the wall height limit due to the nature of the site topography, However, this area is part of the flat roof structure and is well within the max roof height structure allow of 2.5m above the actual wall height.

5.4.2 – Floor Space Ratio (FSR)

The maximum Floor Space Ratio for this site as shown in Manly FSR Map – Area C = 0.45:1. The proposed FSR for this development is 0.4:1 and therefore will not exceed the maximum FSR allowed. By complying with both the FSR and the building height controls the design demonstrates the achievement of an appropriate bulk and scale for the locality.

5.4.3 – Setbacks

Manly DCP states that front setbacks must relate to the front building line of neighboring properties and prevailing building lines in the immediate vicinity with a 6m setback required where there is no consistent established setback. The side boundary must not be less than one third of the height of the adjacent external wall of the proposed building with a minimum rear setback of 8m to be maintained.

The proposed development sites well within the required setbacks for ground level as well as level 1.

Front Setback

The setback objective is to maintain and enhance the existing streetscape.

Front Setback - (West Side) – 9.5m from the boundary with landscaping area within this setback area. This setback is maintain on level 1.

Side Setback

The objective is to provide sufficient access to the side of the properties to allow for property maintenance, planting of vegetation and sufficient separation between buildings.

- Side setback - (North Side) – 3.0m from the boundary. This side has been designed to maximize northern light to living areas and maximize environmental performance (solar access), hence the wide setback. This setback is maintain on level 1.

- Side setback (South Side) – 1.0m from the boundary. This setback is increasing on level 1 to 3.0m from the boundary.

Rear Setback

The distance between any part of the building and the rear boundary shall not be less than 8m.

Rear setback - (East Side) – 8.0m from the boundary. This setback is maintain on level 1.

There are external element built into the setback which form part of the private open space and landscaped rear garden.

There is a tool shed for storage of garden tools and other maintenance tools. As well as timber pergola to provide seating area with shade for the rear garden.

Having regard to the setback control, the proposed development will not give rise to adverse or non-compliant shadowing impacts with compliant solar access maintained to both immediately adjoining properties. There will be no public or private view affectation and will not require the removal of any significant trees. Accordingly, the setbacks are considered entirely appropriate.

5.4.4 – Open Space and Landscaping

The existing tree at the rear of the property will be remain and form part of the new enhanced landscape design.

Manly DCP requirement for minimum total open space of 55% of the site area of which 35% shall be landscaped area.

The total open space requirements (55% of total site area) for the proposed site equates to 227m².

The proposed development meet the DCP requirement and achieve 227m². Refer site area calculations page DA-600.

The total landscape area requirements (35% of total Open Space) for this site equates to 79.45m².

The proposed development exceed this requirements by achieving 151m² for the new designed landscaped areas across the site.

The objectives of the open space and landscape design controls are to ensure environmentally sustainable design, providing privacy and shade, encourage tree planting and enhance the amenity of the site, streetscape and surrounding area. The proposed development was assessed against these control and meets the objectives.

A landscape plan accompanies this application (by Eco Design). The new landscape design feature local plants especially suited to the site.

Level 1 floor balconies contribute to private open space. The master bedroom balcony to the east is screened for shade as well as privacy.

5.4.5 – Parking, Vehicular Access and Loading

The proposed development retain the existing parking condition on site and combine both (carport + garage) into a double garage.

The minimum of two car spaces per dwelling as stipulated by the Manly DCP is achieved and the proposed development provide a double car garage integrated into the house footprint. Located with 9.5m setback to the front boundary.

A new concrete driveway is proposed on the south corner of the site to replace the existing vehicle crossing on the north corner. A paved hardstand will link this crossover to the garages.

5.4.6 – Fencing

The proposed development have been designed to upgrade and enhance all of the existing fences on site. The proposed development will have a masonry and metal front fence similar to the current front fence.

The proposed new front fence will incorporate clad retaining wall with steel fence and gates. The steel component will be open steel flat bars with a transparency of 30%.

The side fences will be upgraded to continue the existing retaining walls (north / South) and the rear dated timber fence will be replaced with similar 1.8m timber fence.

5.5 Development Standards Compliance Table – Manly DCP 2013

	Development Standard	Proposed	Compliance
Zoning	R2 – Low Density Residential	No Change	YES
Lot Size	Area I – 500m ²	Current site no change – 412.8m ²	YES
Front Setback	Consistent with established in the street	Minimum 6 metres	YES
Side Setbacks	1/3 rd Wall Height	3.0m to north boundary / 1.0m to South boundary	YES
Rear Setback	8 metres	8 metres	YES
Wall & Building Height	Max wall height 6.9m and 2 storey built	Wall height 6.9m 2 Storey built	YES
Floor Space Ratio	Area C = 0.45:1	0.40:1	YES
Open Space	Min 55% of Site Area = 227m ²	Open space = 227m ²	YES
Landscape Area	35% of Open Space = 79.45m ²	Landscape Area = 151m ²	YES
Carparking	2 x parking spaces for each dwelling house.	2 Spaces – Double garage	YES
Energy Efficiency	BASIX Certificate	BASIX Certificate achieved	YES
Stormwater	Stormwater will be disposed according to Council's requirements.	A rainwater tank will be installed on site for water retention and reuse. Refer stormwater plan by NB Consultants Pty Ltd	YES

6 – ENVIRONMENTAL ASSESSMENT

Matters for consideration pursuant to section 79c(1) of the environmental planning and assessment (amendment) act, 1997

(a) - The provisions of:

- (i) any environmental planning instrument;
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority
- (iii) any development control plan;

The proposed development at 4 Lewis Street, Balgowlah Heights 2093 (zoned R2 Low Density Residential) is permissible use under the provisions of the Manly Local Environmental Plan 2013. It is considered that the proposed development on site comply with objectives for development contained in the Manly LEP 2013 and the Manly Development Control Plan.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

- It is considered that the proposed development will not have an adverse impact on the environment.
- there is a new design stormwater solution for the development in according with council's requirements. Stormwater will be discharge to the street with having on site detention tank and sedimentation will be appropriately controlled during construction.
- There is no impact from the proposed development in terms of privacy and solar access to adjoining residences is reasonable;
- the proposed development meets the requirements of Council's DCP for landscape open space requirements.
- the social and economic impacts of the development are considered minor due to the size of the development proposal.

(c) The suitability of the site for the development

- The site considered suitable for the proposed development and has no environmental constraints to the development.

(d) Any submissions made in accordance with this Act or the regulations

- The development will be subject to Council's Notification Policy

(e) The public interest

The proposal is permissible and generally in conformity with the development standards and built form controls contained within the applicable statutory planning regime.

The proposed development will enhance its current character and will be upgrade to the existing dwellings on the street.

The proposed development will make a positive contribution to the existing housing stock and is recommended for approval.

7 – CONCLUSION

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79C(1) of the Act, Manly Local Environmental Plan 2013 and Council's Development Control Plan.

It is considered that this Statement of Environmental Effects together with the accompanying architectural drawings and other reports has demonstrated that the proposal satisfies the aims and objectives of the above planning controls. It's considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area. The proposal does not generate any significant environmental impacts and will have an overall positive impact on the locality.

As discussed throughout this report, the proposal is for a new contemporary dwelling which is compatible with the desired character of the locality. The proposal has an appropriate relationship with surrounding development through consistency in scale, setbacks and landscaping. It is ideally located to minimise impact on surrounding neighbours. This design approach ensure that the new development will enhance the streetscape character of the locality.

The proposed development is considered appropriate to the subject site. The design has responded to the client brief to provide a development of good design quality and amenity which appropriately responds to the site interface without unacceptable streetscape or residential amenity outcomes in terms of privacy, solar access or view sharing.

The proposed development to 4 Lewis Street will improve sense of place, safety and security to its owners. The proposed development respects and responds positively to the character of the area and the adjacent property and contributing to it through minimal changes and sensitive design.

The proposed development to 4 Lewis Street will be part of the ongoing owners seeking upgrade of their homes to improve the family home aspect, safety and security, and the immediate transformation for their living spaces.

The proposal has been assessed against the relevant considerations of the Environmental Planning and Assessment Act, 1979 (as amended), and the provisions of the State and local plans and policies.

For the above reasons, it is our opinion the proposal is a well-designed contemporary building which is an appropriate response to the site location and streetscape as well as maintain neighbour amenity.

Accordingly, it is recommended that Northern Beaches Council grant consent to this Development Application.

8 – PHOTOS OF EXISTING DWELLING ON SITE

Image 1 – Existing Dwelling –
View from Lewis Street



Image 2 – Existing Front Garden



Image 3 – Existing Dwelling – Rear Façade





Image 4 – Existing Garage



Image 5 – Existing Front Garden & Fence



Image 6 – Existing paved driveway



Image 7 – Number 2 Lewis Street



Image 8 – Number 6 Lewis Street