



35 ADDISON ROAD MANLY

STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING



Report prepared for
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1.0 Introduction

- 1.1 This is a statement of environmental effects for alterations and additions to a dwelling at 35 Addison Road, Manly. The proposed development includes alterations to the ground floor, including upgrading the garage, removing the laundry from the garage, extending, and enclosing the rear deck and minor internal ground floor change.

The report describes how the application addresses and satisfies the objectives and standards of the Manly Local Environmental Plan 2013, the Manly Development Control Plan 2013 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Site visit
- ◆ Survey Plan by C.M.S Surveyors Pty Limited
- ◆ Design Plans prepared by Action Plans
- ◆ BASIX Certificate prepared by Action Plans
- ◆ Waste Management Plan

- 1.3 The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site, by providing a more practical floor plan and garage area. It is an appropriate development worthy of Council consent.

2.0 The site and its locality

- 2.1 The subject site is located in the southern corner of Addison Road and Oyama Ave in Manly. It is legally described as Lot 1 DP 328140 and is known as 35 Addison Road, Manly.
- 2.2 It is irregular in shape with a 20.345 metres primary street frontage to Addison Road, western side boundary of 23.775 metres (secondary street frontage to Oyama Avenue), eastern side boundary of 18.26 metres and rear boundary of 19.33 metres.
- 2.3 The site has an area of 407m² and falls from front to rear. The lot is currently occupied by a two storey rendered dwelling with a tile roof and a garage and laundry along the eastern side of the dwelling. The dwelling addresses Addison Road.
- 2.4 The site is surrounded by detached residential dwellings and multi residential dwellings. It is in close proximity to the Little Manly Beach and Little Manly Point. Public transport and shops are available along Stuart Street.

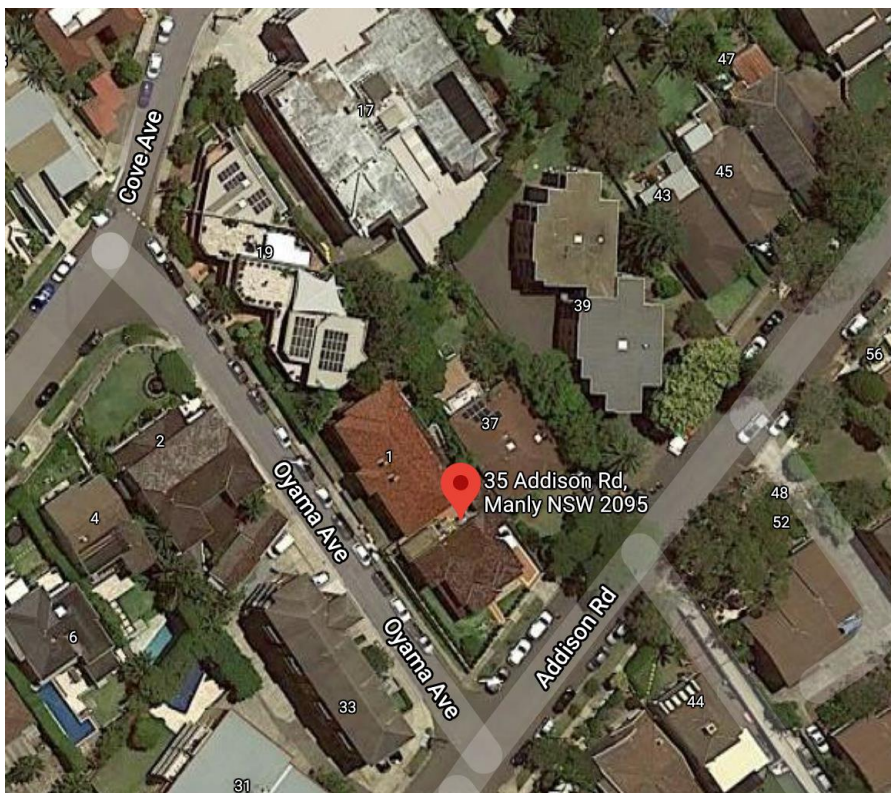


Figure 1. The site and it's immediate surrounds

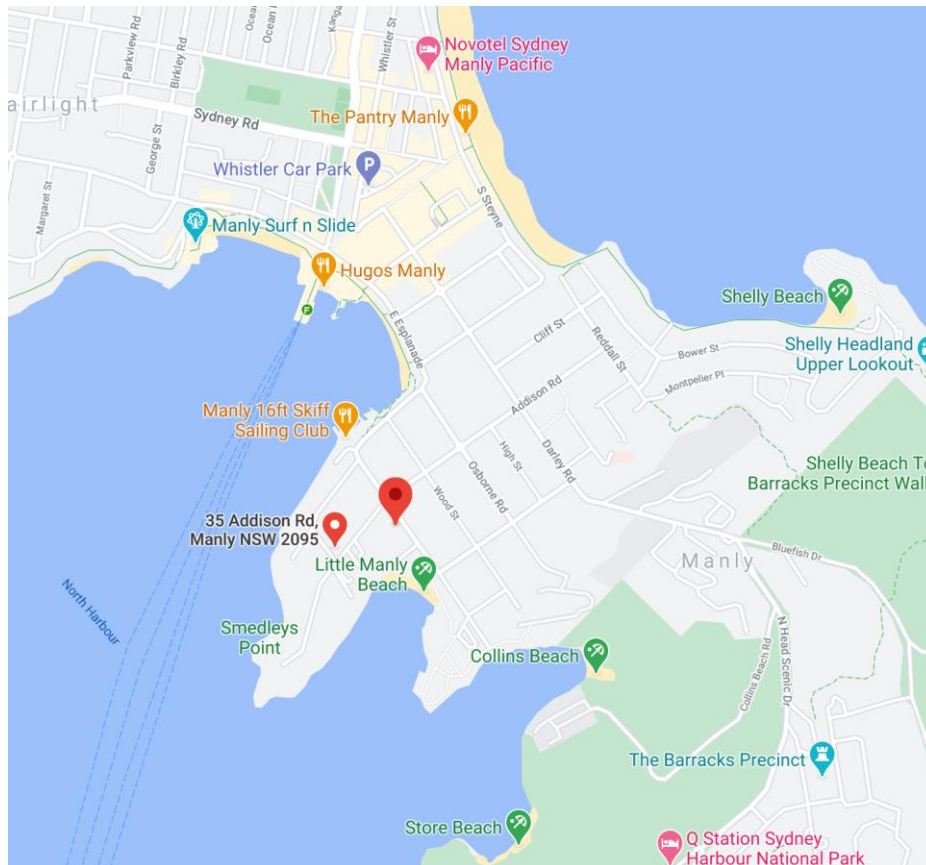


Figure 2. The site within the locality

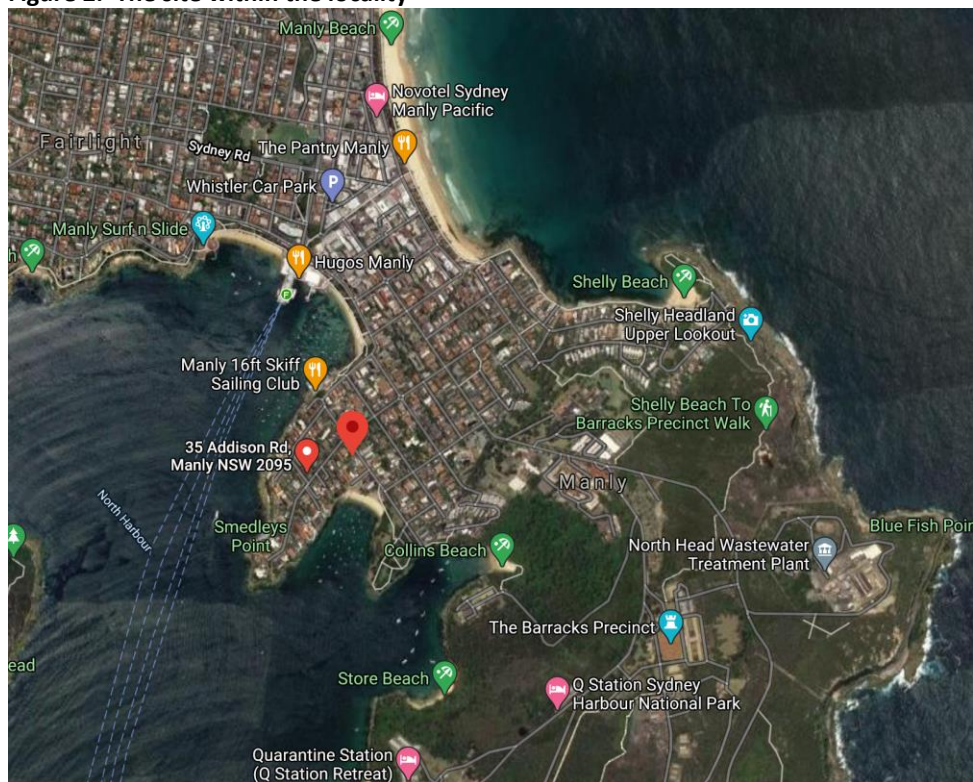


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4: The existing dwelling and its neighbours viewed from Addison Road.



Figure 7. View of the dwelling from Oyama Ave.



Figure 6. The garage on the eastern boundary



Figure 7. The existing laundry on the eastern boundary

4. Proposed Development

- 4.1 The proposed development is for additions and modifications to the existing dwelling.
- 4.2 The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy, views and solar access are maintained for surrounding properties and the subject site.
- 4.3 The alterations and additions will be made up as follows:

Ground floor

- Demolish existing rear porch and rear stairs.
- Remove pantry
- Construct new rear porch and rear stairs
- Revised internal stairs
- Provide European laundry under stairs
- New door and stairs with access to garage
- Bin storage area under new deck

Garage

- Remove existing laundry
- New garage roof (connected to dwelling)
- New window to replace laundry door

First Floor

Unchanged

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it does not propose the removal of any trees.

SEPP 55 – Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated. Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

5.2 Manly Local Environmental Plan 2013

The relevant clauses of the Manly Local Environmental Plan 2013 are addressed below.

Zoning

The site is zoned R1 – General Residential, pursuant to the provisions of the Manly Local Environmental Plan 2013.

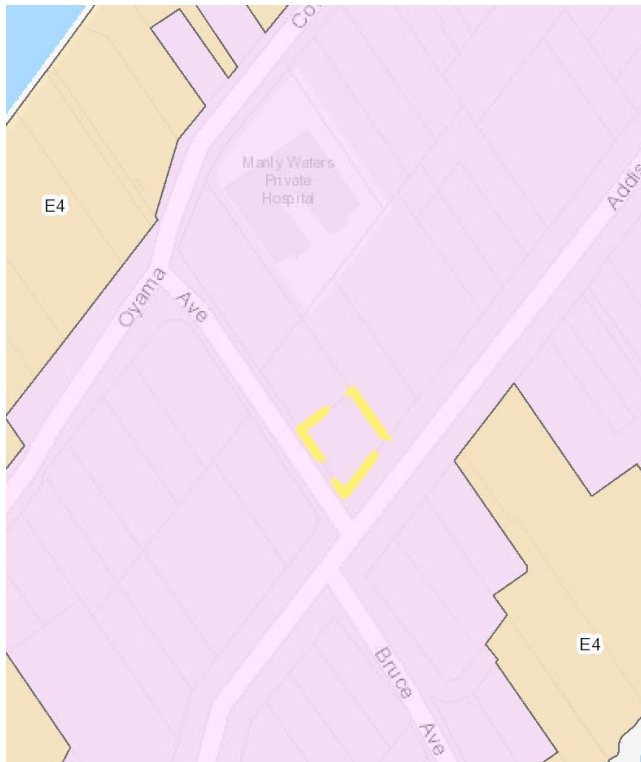


Figure 8. Extract from Manly LEP 2013 zoning map

The proposed development is for additions to the existing dwelling house which is permitted with consent in Zone R1.

Demolition

Consent is sought for demolition works as detailed on the attached DA plans.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 250m². The subject site comprises an area of 407m² and no subdivision is proposed.

Height

Clause 4.3 of the LEP restricts the height of any development on the subject site to 8.5 metres.

The existing dwelling has a height of 9.7m. The proposed additions do not result in a change of height of the dwelling.

Floor Space Ratio

The site is mapped with a maximum FSR of 0.6:1. This equates to a maximum floor area of 244.2² for the site area of 407m².

The existing FSR on the site is 233.24m² or 0.57:1. The proposed FSR is compliant at 237.46m² or 0.58:1.

Heritage

The site is not a heritage item, located within a heritage conservation area. The subject site adjoins Heritage Item I76 – Street trees (Addison Road from Bruce Avenue to Reddall Street) and Heritage Item I2 all stone kerbs. Heritage Item I69 a house located at 44 Addison Road is located diagonally across the road. The proposed development is minor, located at the rear of the site and have minimal impact of the streetscape of the area and therefore not adversely impact the surrounding heritage items.

Acid Sulfate Soils

The site is located in an area nominated as Acid Sulfate soils Class 5. No works below 5 metres Australian Height Datum are proposed within 500m of Class 1,2,3 or 4 land. Accordingly, no further information is required in this instance.

Stormwater Management

Stormwater from the additions will drain connect to Councils existing stormwater network.

Essential Services

All essential services are existing on the site.

Biodiversity

The site is identified as 'Biodiversity' in the Terrestrial Biodiversity Map. The development will not result in disturbance of existing fauna and flora as the site is developed and contains an existing dwelling. The proposed alterations and additions are minimal, and it is considered will not result in any adverse impacts on the biodiversity of the area, with all works within an area of the site already developed.

Foreshore Scenic Protection

The site is identified 'foreshore scenic protection area' in the Foreshore Scenic Protection Area. The development will not be visible from the Sydney Harbour of Manly foreshore. The proposed alternations and additions are minimal, and it is considered will not result in any adverse impacts on the visual aesthetic amenity and views to and from the site.

5.2 Manly Development Control Plan 2013

The relevant sections of the DCP are addressed below.

3. General Principles of Development

3.1 Streetscapes and Townscapes

The proposed additions have been designed to be consistent with the design of the dwelling. The proposal maintains and improves the character of the area through design, architectural features and complimentary materials and colour choices.

3.1.1 Streetscape (Residential Areas)

The subject site has frontage to and is visible from Addison Road and Oyama Avenue.

Complementary Design and Visual Improvement

The proposed development remains consistent with the character and streetscape in the locality. The proposed works will be constructed of materials consistent with the existing dwelling and are of an appropriate scale for the locality.

Front Fences and Gates

The proposal does not included changes to the existing fences.

Roofs and Dormer Windows

The roof pitch of the deck and garage is compatible with the character of the local area and the existing dwelling. The new roof proposed for the deck has a 10° pitch. It is a timber framed metal sheet roof.

No dormer windows are proposed.

Garages, Carports and Hardstand Areas

The alterations to the existing garage are designed to integrate with the dwelling and does not dominate the street frontage. The materials and roof line allow it to integrate with the dwelling.

3.2 Heritage Considerations

The site is not a heritage item, located within a heritage conservation area. The subject site adjoins Heritage Item I76 – Street trees (Addison Road from Bruce Avenue to Reddall Street) and Heritage Item I2 all stone kerbs. Heritage Item I69 a house located at 44 Addison Road is located diagonally across the road. The proposed development is minor, located at the rear of the site and have minimal impact of the streetscape of the area and therefore not adversely impact the surrounding heritage items.

3.3 Landscaping

The site contains existing landscaping in the front and side setback. The proposal does not include any changes to the existing landscaping area.

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

3.4.1 Sunlight Access and Overshadowing

3.4.1.1 Overshadowing adjoining private open space

The DCP requires that new development not eliminate more than 1/3 of existing sunlight accessing the private open space of adjoining properties between 9am and 3pm on 21 June.

The site the proposed additions will result in a very minor increase to shadowing. The shadow diagram provided with this application demonstrate compliance with this clause with primary open space for both neighbours in the rear yards.

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

The DCP requires a minimum 3 hours solar access be maintained to the glazing in living rooms of adjacent properties between 9am and 3pm on 21 June.

As described above the proposed additions a very minor increase and will no impact adjoining sites. There will be no increase in shadowing of glazed areas at the rear where living areas are located on adjoining properties. The shadow diagram provided with this application demonstrate compliance with this clause.

3.4.1.3 Overshadowing Solar Collector Systems

The proposed development will not overshadow neighbouring solar collector systems.

3.4.1.4 Overshadowing Clothes Drying Areas

The proposed development will not overshadow neighbouring clothes drying areas.

3.4.1.5 Excessive Glare or Reflectivity Nuisance

All external material and finishes will be constructed of non-reflective materials in keeping with this clause.

3.4.2 Privacy and Security

Privacy will be retained for neighbours with no direct overlooking to neighbouring properties.

The alternations to the rear deck do not include any additional windows and a minimal open deck space.

3.4.2.3 Acoustical Privacy (Noise Nuisance)

The development is appropriate and will not result in noise levels inappropriate to a residential area.

The site is not located in proximity to a noise generating activity.

3.4.3 Maintenance of Views

It is considered the proposed development will have no impact on views from the subject site or adjoining properties.

3.5 Sustainability

A compliant BASIX Certificate is provided with the attached plan set.
The proposed additions provide compliant solar access and ventilation.

3.7 Stormwater Management

Stormwater from the additions will connect to Councils existing stormwater network.

3.8 Waste Management

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

As described above a new bin storage area is proposed under the deck. The site is serviced by Councils existing garbage collection service.

3.10 Safety and Security

The dwelling maintains clear property boundaries and visual surveillance of the street which is of benefit to the safety and security of residents.

Part 4 Development Controls and Development Types

4.1 Residential Development Controls

Minor change is proposed to the existing residential density which comprises of a single dwelling house.

4.1.2 Height of Buildings (incorporating wall height, number of storeys and roof height)

Clause 4.3 of the LEP restricts the height of any development on the subject site to 8.5 metres. The proposed alternations and additions do not propose any changes to the existing height of the dwelling which is 9.7m.

The DCP permits a maximum of 2 stories plus basement on the subject site. The development proposes 2 levels. The new roof proposes a compliant pitch.

4.1.3 Floor Space Ratio (FSR)

The site is mapped with a maximum FSR of 0.6:1. This equates to a maximum floor area of 244.2² for the site area of 407m².

The existing FSR on the site is 233.24m² or 0.57:1. The proposed FSR is compliant at 237.46m² or 0.58:1.

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

4.1.4.1 Street Front setbacks

A front setback consistent with the prevailing setback, or a minimum 6 metres, is required on the site.

The subject site has an existing front setback of 3.877 metres with no change proposed. The existing garage is setback at the rear of the development.

4.1.4.2 Side setbacks and secondary street frontages

A side boundary setback equivalent of 1/3 of the wall height is required on the site. The ground floor will retain the existing side setbacks of 1.121 metres to the north, 3.935 to the east and 2.203 metres to the west.

The proposal does not include any changes to the side setbacks.

4.1.4.4 Rear Setback

Being a corner lot, the site has no rear setback.

4.1.5 Open Space and Landscaping

4.1.5.1 Minimum Residential Total Open Space Requirements

The DCP requires a total of 55% of the site to be open space with a minimum 35% of that open space to be landscaped area. This equates to 223.85m² of open space for the site area of 407² and 78.35m² landscaped area.

The existing area of open space is not complaint at 198.33m² or 48%. The development proposes a minor change to the open area to 191.19m² or 46% of the site area. The landscape area will remain unchanged. The proposed alterations and additions will improve the useability and amenity of the dwelling and site and therefore the minor deduction in open space area is considered appropriate.

4.1.6 Parking, Vehicular Access and Loading (Including Bicycle Facilities)

The existing dwelling has an existing single garaged parking space. The proposal will not result in any changes to car parking.

6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Manly LEP and DCP.

The development is permissible in the zone.

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

6.1. Context and Setting

What is the relationship to the region and local context in terms of:

- the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

6.2. Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development and includes an increase to onsite parking.

6.3. Public domain

The proposed development will have a positive impact on the public domain as the proposal is consistent with character of the streetscape of the area.

6.4. Utilities

There will be no impact on the site, which is already serviced.

6.5. Flora and fauna

The proposal does not included the removal of tress.

6.6. Waste

There will be no impact.

6.7. Natural hazards

The site is not constrained by natural hazards.

6.8. Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

6.9. Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is highly appropriate to the site with regard to all of the above factors. The proposed development fits well within the context of the surrounds and is an appropriate scale.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

6.10. Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*

- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed additions.

Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

7. Conclusions

- 7.1 The proposed development for alternations and additions at 35 Addison Road, Manly are appropriate considering all State and Council controls.

The alterations and additions have been designed to complement the existing dwelling resulting in a positive contribution to the Addison Road and Oyama Avenue streetscape. The deck and garage will complement the existing dwelling. Privacy and neighbouring amenity have all been key to the design of the proposal.

- 7.3 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.

- 7.3 Considering all the issues, the development is considered worthy of Council's consent.