

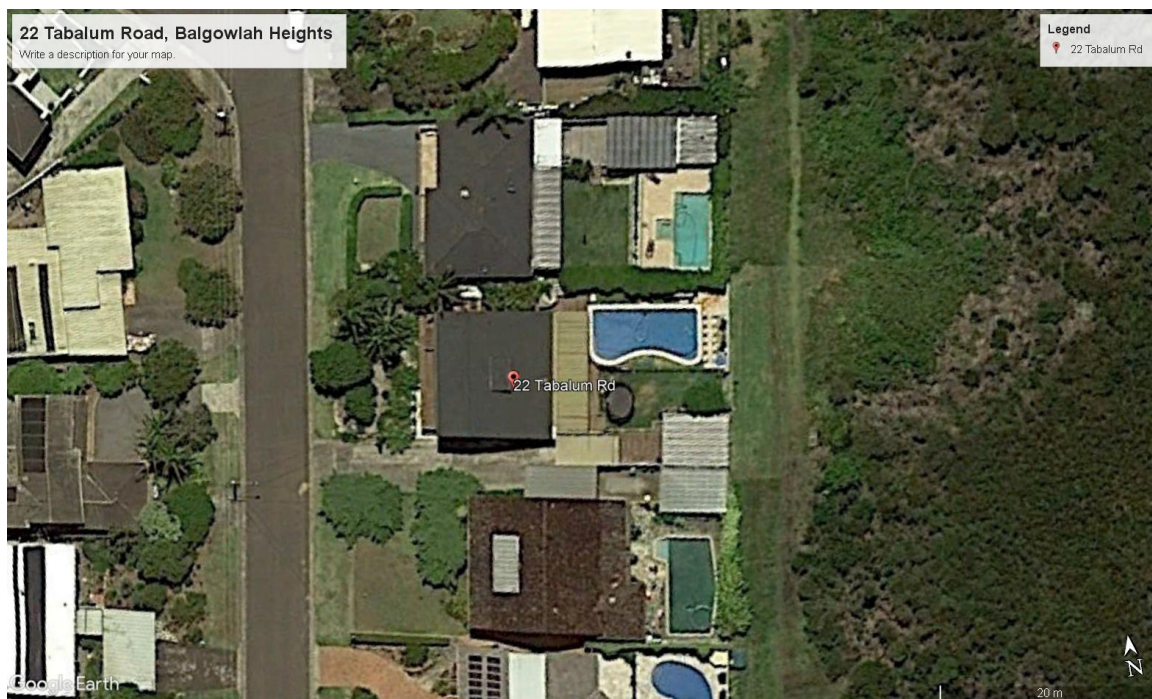
Statement of Environmental Effects

ALTERATIONS AND ADDITIONS 22 TABALUM ROAD, BALGOWLAH HEIGHTS

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Introduction

This Statement of Environmental Effects accompanies details prepared by Beecraft P/L Drawing Reference No. 03-19- TAB sheets 1–11 dated March 2019. This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the council. This application also cross references proposed work to existing unauthorised decks that are subject to a Building Certificate application submitted in association with this application.



Aerial View of subject property and surrounding area

Property Description

The subject allotment is described as 22 Tabalum Road, Balgowlah Heights being Lot 3 Section 59 in D.P.758044

Site Description and Existing Residence

The site is a 624.3m² residential block, located on the eastern side of Tabalum Road.

The block is rectangular in shape with a road frontage of 17.07 metres and depth of 36.575 metres. The property backs onto Sydney Harbour National Park.

Natural surface falls from front to back averaging approximately 19% over the footprint of the residence and front yard. The rear yard is relatively flat.

The existing residence (front deck) is located 7.1 metres from the front boundary and is a two storey split level brick structure with a pitched tile roof. There is a single attached garage on the southern side at the rear of the house. At the front there is an elevated timber deck at ground floor level extending across the width of the house. At the rear there are covered decks extending across the house that join with the garage. In the southeast corner of the rear yard there is a detached studio building with a small timber deck extending between it and the garage. There is an in-ground swimming pool on the northern side boundary with a narrow paved area at the rear. The remainder of the back yard is established with lawn. The front yard is established with thick vegetation amongst exposed rock faces with several mature palm trees in the northwest corner.

The adjoining properties on either side contain two storey rendered brick residences with pitched tiled roofs and are located in the same general building zone as the subject residence. For details of the subject and adjoining properties refer to Survey Plan by CMS Surveyors Drawing Reference 16775.



Looking at No.22 from Tabalum Road



Looking along southern side of residence



Looking along northern side of residence



Looking at rear of residence



Looking at No.24



Looking at existing garage



Looking at studio in rear corner of yard

Proposed Works

Ground Floor

- Extend residence at rear onto existing deck and reformat inside space to create new open plan kitchen, dining and living area with walk in pantry and laundry.
- Raise and rebuild existing roof over rear deck to integrate with new addition.
- At front of house widen existing deck.
- Raise existing garage roof.
- Upgrade existing decks at front and rear of house to conform to relevant bushfire attack levels. This work is the subject of a separate Building Certificate application that has been submitted in conjunction with this application.

First Floor Level

- Construct bedroom and covered deck extension off front of residence.
- Reformat existing bedroom space to create new walk in robe.
- Extend and refurbish existing ensuite.
- Install new doors to existing living room to provide access to new covered deck.
- Install privacy screen to existing deck off northern side of bedroom. Upgrade this deck as required to conform to relevant bushfire attack level. This work is the subject of a separate Building Certificate application that has been submitted in conjunction with this application.

Environmental Planning Instruments – Section 79C(1)(a)(i)

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2000 (SREP) (SHC))

The subject property is identified within the Sydney Harbour Catchment Map. Therefore the provisions of this instrument apply to the subject development.

Clause 2 of SREP (SHC) details the aims of the Plan. The aims relevant to this proposal are:

- (a) To ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained.*
 - (i) as an outstanding natural asset, and*
 - (ii) as a public asset of national and heritage significance for existing and future generations*
- (b) To ensure a healthy, sustainable environment on land and water.*
- (c) To achieve a high quality and ecologically sustainable urban environment*

It is considered that the proposed works to the existing dwelling will not substantially change its bulk and scale. The property is located a substantial distance from the harbour foreshore and not readily seen. We submit the completed structure will be compatible to the surrounding two storey development.

Manly Local Environmental Plan 2013 (MLEP 2013)

The following principles are relevant to the consideration of the application:

Part 2 Permitted or Prohibited Development

2.1 Land use zones

The subject property is located within Zone E3 Environmental Management under the provisions of MLEP 2013.

2.3 Zone objectives and Land Use Table

The type of alterations and additions proposed within this application is permissible with consent as per the Land Use Table within MLEP 2013.

Part 4 Principal Development Standards

4.3 Height of Buildings

As per the Height of Buildings Map accompanying MLEP 2013 the property falls within Area I which restricts buildings to a maximum height of 8.5 metres. All new structure is maintained below 8.5 metres.

4.4 Floor Space Ratio

As per the Floor Space Ratio Map accompanying MLEP 2013 the site is subject to a maximum floor space ratio of 0.40:1. Gross floor area within the dictionary attached to MLEP 2013 is described as:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and*
 - (b) habitable rooms in a basement or an attic, and*
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes:*

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

The development of the site will result in a compliant floor space ratio of 0.357:1 calculated on the following floor areas:

Site Area.....	624.3
Ground floor excluding basement storage.....	123.4
First Floor.....	75.8
Garage.....	15.6
Studio.....	23.7
<u>Gross Floor Area excluding garage.....</u>	<u>222.9</u>

Part 6 Additional Local Provisions

6.1 Acid Sulfate Soils

The subject site is not identified as being within an Acid Sulphate Soils area.

6.4 Stormwater Management

The property falls to the street where the sites existing stormwater pipework is directed and discharged. All new roofing will be connected to the existing stormwater system. The development results in an increase in built upon area of only 6.5m².

6.8 Landslide Risk

The subject property is not identified on Council's LEP mapping as being landslide risk and is also not identified on Council's DCP Mapping as being within a G1 landslip potential zone.

6.9 Foreshore Scenic Protection Area

Refer to comment above under Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2000 (SREP) SHC))

Manly Development Control Plan 2013 (MDCP 2013)

3. General Principal of Development

3.1 Streetscapes and Townscapes

The surrounding area comprises predominately of two storey residences. Most structures are of brick construction commonly rendered and painted. The alterations and additions to the existing two storey dwelling are relatively modest and will not result in any unreasonable bulk when viewed from the street or surrounding area. We submit that the changes to the front of the residence will provide architectural interest and articulation to what is currently a flat and aged façade.

3.3 Landscaping

The proposed works do not require the removal of any trees or significant vegetation. The existing thickly vegetated front yard including several mature palm trees will continue to be the dominant element within the streetscape.

3.4.1 Sunlight, Access and Overshadowing (refer to sheets 9 - 11)

The properties along this part of Tabalum Road are orientated on an east / west axis. The adjoining property to the south No. 20 will be the only property affected by additional shadow.

As detailed on the accompanying shadow plans the impact on this property is minimal with no windows or primary living spaces affected by additional shadow.

3.4.2 Privacy

There will be no additional cross-viewing opportunities from new structure at the rear which is at ground level. Existing fencing and vegetation within No.24 prevents overlooking into that property while the subject properties garage prevents overlooking towards No.20.

Additions at the front of first floor will have no new windows directed towards adjoining residences. New windows and decking at the front of the residence will take advantage of distant views to Manly Cove and are set forward enough to prevent any direct cross-viewing into adjoining residences windows.

3.4.3 Views

The existing outlook from both the front and rear of adjoining properties will not be affected by the proposed works.

3.5.1 Sustainability

New structure at ground and first floor levels will incorporate generous areas of glazing to ensure natural light and ventilation is maximised reducing the need for artificial lighting. Where required glazing will be adequately shaded to minimise heat transfer into the building. New walls and ceilings will be insulated to minimise heating and cooling loads. Water efficient fittings will be installed into new bathrooms to minimise water usage. A Basix Certificate outlining these energy and water commitments accompanies this application.

3.7 Stormwater Management

Refer to Clause 6.4 under MLEP 2013 above for comment.

3.8 Waste Management

A Waste Management Plan accompanies this application outlining management of construction waste.

4. Residential Development Controls

4.1.2 Height of Buildings

(Incorporating Wall Height, Number of Storeys and Roof Height)

4.1.2.1 Wall Height

The natural surface fall along the north elevation is approximately 1 in 7 allowing for a maximum wall height of 7.35 metres. The maximum height of new walling along this elevation will be 6.9 Metres.

The natural surface fall along the north elevation is approximately 1 in 5 allowing for a maximum wall height of 7.7 metres. The maximum height of new walling along this elevation will be 7.5 Metres.

4.1.2.2 Number of Storeys

The residence will remain a two storey structure.

4.1.2.3 Roof Height

New roofing will be flat with a 2 degree pitch resulting in a maximum height of new roofing of approximately 250mm. Both figures conform to the numerical requirements of this control.

4.1.3 Floor Space Ratio (FSR)

Refer to Clause 4.4 under MLEP 2013 above for comment.

4.1.4.1 Front Setback

With setbacks to residences along Tabalum Road varying the default setback of 6 metres will be the requirement.

New structure at the front proposes a 6 metre setback to the front boundary.

4.1.4.2 Side Setbacks

The maximum wall height along the northern elevation will be 7.35 metres requiring a side setback of 2.45 metres. The proposed setback to new structure along this elevation will be 3.1 metres.

The maximum wall height along the southern elevation will be 7.5 metres requiring a side setback of 2.5 metres. The proposed setback to new structure along this elevation will be 3.33 metres.

4.1.4.4 Rear Setback

The required rear setback for this property is 8 metres. The nearest new structure to the rear boundary will be new roofing over the existing deck which proposes a setback to the rear boundary of 14.15 metres.

4.1.5 Open Space and Landscaping

The property is located in Area OS4

4.1.5.1 Minimum Residential Total Open Space >3m

Required open space.....(60%) 374.6m²

Proposed(61.4%) 383.4m²

Includes elevated decks at ground and first floor as per
Clause 4.1.5.1 (b) iii) of Manly DCP 2013

4.1.5.2 Landscaped Open Space

Required landscape open space 149.8m²

Proposed..... 189.6m²

4.1.5.3. Principal Private Open Space

Minimum area of principal open space for a dwelling is 18m².

The property provides over 250m² of private open space within the rear yard alone.

4.1.6 Parking, Vehicle Access and Loading

The existing parking arrangement on site will not alter with a single vehicle accommodated within the existing garage and another on the driveway in front of the garage.

Conclusion

The principle objective of the proposed works is to enlarge and improve primary living spaces at the rear of ground floor and enlarge the existing master bedroom suite at first floor in addition to creating a new outdoor living space in the form of a covered deck off the living room at that level.

We propose the development as detailed in the accompanying drawings and described above will not result in any undue impact on the environment, scenic quality of the area or the amenity of the adjoining allotments.

We therefore request the issue of Development Consent under the delegation of Council.