

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPERTY : 24 Fromelles Ave, Seaforth 2092

APPLICANT :  **UPSTAIRS DESIGN & BUILDING CO.**

Introduction:

This Statement of Environmental Effects has been prepared to form part of a Development Application to Northern Beaches Council. Consent is sought for an alterations and additions including - Proposed first floor addition over garage plus upper rear deck and new staircase at 24 Fromelles Ave, Seaforth. A Development Application is submitted pursuant to the provisions of Manly Local Environment Plan 2013. This Statement of Environmental Effects has been undertaken to assess the proposed development in terms of Section 79C of the Environmental Planning and Assessment Act and surmises that the proposal is worthy of approval on its merits.

Existing Use:

Single residential dwelling

Site Analysis:

Legal description: Lot 21 in DP 35319

The site is situated within a residential zone.

The site is regular in shape with minimal slope downhill from the front to rear boundary.

Site area: 560m²

The subject site is surrounded by 1 and 2 storey residential dwellings.

Proposed Use(s): Residential Dwelling

– R2 Low Density Residential – Permitted with consent – Dwelling Houses



Project aims and objectives

-To integrate the 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 a more livable space and amenity for the occupants, while creating additional elements 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 additional elements are sympathetic to surrounding development and make allowances for environmental objectives (i.e. solar penetration, privacy, minimising of shadows etc).

Proposed finishes are varied between aluminium, Colorbond to reduce the bulk and more clearly articulate the architectural forms. This, coupled with existing structures and decks are of appropriate scale and architectural relief so as to be readily absorbed into the context.

The proposed building elements integrate within the established pattern of the local context by maintaining the predominant scale and bulk of surrounding building elements. Thus, the development is in keeping with the surrounding scale of developments.

The land is zoned R2 Low Density Residential. The proposed construction is to comply with the BCA (NCC).

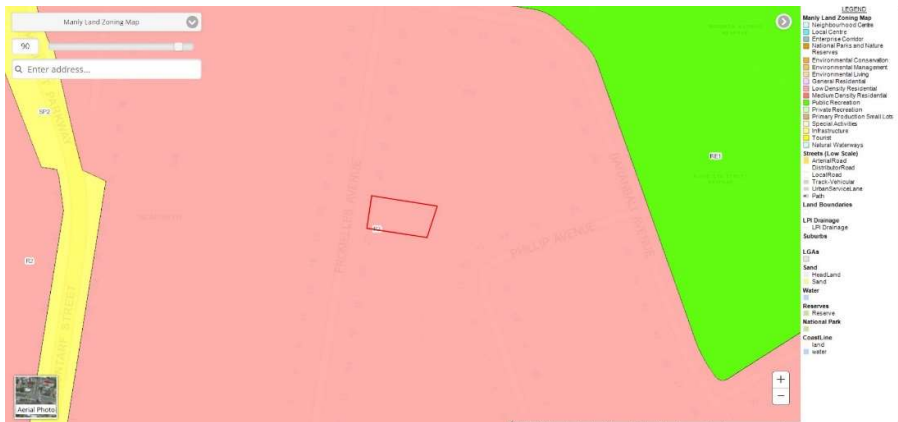
The design has minimised the bulk and scale by way of keeping within existing structural footprint. There are no solar issues in this regard.

The materials are to match existing or similar in keeping with existing streetscape to produce an acceptable elevation to Arabanoo St to compliment the established character of the area and in keeping with the future desired characteristic of the area.

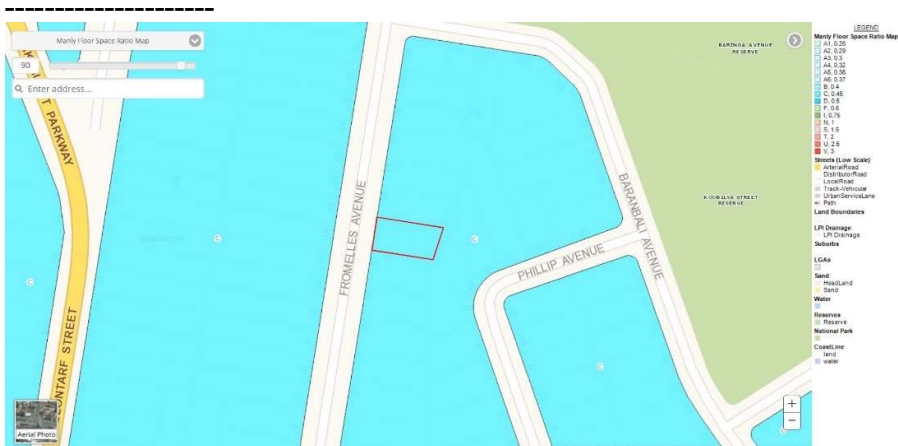


MLEP Maps

R2 – Low Density Residential



FSR - 0.45:1



Height of Building Map – I = 8.5m – complies with control



Land Reservation Acquisition Map – N/A



Heritage Map = N/A immediately to site – no impact to heritage items in vicinity



Acid Sulfate = N/A – No Acid Sulfate



Landslip Map = N/A – No Landslip



Foreshore Scenic Protection Area Map = N/A



[illegible]

Foreshore Building Line Map = N/A



Key Sites Map = N/A



MANLY DCP 2013 FOR THE RESIDENTIAL ZONE GENERAL PRINCIPLES OF DEVELOPMENT CONTROL

LOCALITY SEAFORTH

The proposal has outcomes as follows.

Summary of Development Standards Site Area – 560m²

3.4.1 Sunlight Access and Overshadowing

Controls - In relation to sunlight to private open space of adjacent properties:
a) New development (including alterations and additions) must not eliminate more than one third of the existing sunlight accessing the private open space of adjacent properties from 9am to 3pm at the winter solstice (21 June) ;

Outcomes – Complies with this control

3.4.1.2 Maintaining Solar Access into Living Rooms of Adjacent Properties

Control - b) for adjacent buildings with a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on the winter solstice (21 June);

Outcomes – Complies with this control

3.4.2 Privacy and Security

Controls - To minimise loss of privacy to adjacent and nearby development by:

appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings; mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.

Outcomes – Complies with this control

3.8 Waste Management

Control - All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the [Waste](#) Management Guidelines and all relevant Development Applications must be accompanied by a [Waste Management Plan](#).

Outcomes – Complies with this control - see Site Analysis Plan

4.1.2 Height of Buildings

LEP2013 4.3 Height of Buildings from HOB Map

Control - HOB Map – I = Max. height 8.5m

Outcomes – Complies with this control

4.1.2.1 Wall height

Control – Figure 28 Max. wall height determined by slope

Outcomes – Complies with this control

4.1.2.2 Number of Storeys

Control – a) Building must not exceed 2 storeys.....

Outcomes – Complies with this control

4.1.2.3 Roof height

Control – Pitched roof structures must be no higher than 2.5m above the actual wall height.

Outcomes – Complies with this control

4.1.3 Floor Space Ratio

Control - **Note:** FSR is a development standard contained in the LEP and LEP objectives at clause 4.4(1) apply. FSR - 0.45:1

Outcomes – Complies with this control

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

excluding

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage,

4.1.4 Setbacks Front, Side, Rear

4.1.4.1 Front Setbacks

Control – a) Front setbacks must relate to the front of the building line of neighbouring properties and the prevailing building line in the immediate vicinity.

Outcomes – Complies with this control

4.1.4.2 Side setbacks and secondary street frontages

Control – a) Setbacks between any part of a building and the side boundary must not be less than one third of the height of the adjacent external wall of the proposed building.

Outcomes – a) Variation to side setback control sought after as in Density Area D5 Complies with this variation control

4.1.4.3 Variations to Side Setback in Residential Density Areas D3 to D9 (see paragraph 4.1.1 of this plan)

Note: The following paragraphs apply to residential density areas D3 to D9 identified in Schedule 1 - Map A of this plan. In this regard the variations in this paragraph do not apply to density areas D1 and D2.

a) Council may consider an exception to the side setback control to enable windows at 90 degrees to the boundary to provide some flexibility in the siting and design of buildings which assist in satisfying setback objectives relating to privacy subject to the following:

i) The average distance to the boundary over the length of the wall is to be no less than the required setback control. In relation to the average distance to boundary, the area of building protruding into the minimum setback must be no greater than the area of land at the side boundary that is setback more than what is required by the minimum setback line.

ii) The wall protruding into the minimum setback must not provide windows facing the side boundary.

4.1.4.4 Rear Setback - a) The distance between any part of a building and the rear boundary must not be less than 8m.

b) Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space. The character of existing natural vegetated settings is to be maintained.

Outcomes – Variation to rear setback control sought after in that the proposal for the alterations and additions has minimal environmental impacts and is in keeping with the aims and objectives of council policies. It is in keeping with the existing surrounding buildings by maintaining the predominant scale and bulk of surrounding building elements and the desired future character of the locality.

4.1.4.5 Foreshore Building Lines and Foreshore Area - N/A

4.1.5 Open Space and Landscaping – N/A - No change to Landscaping / Open Space

4.1.5.3 Private Open Space - a) Principal private open space is to be provided in accordance with the following minimum specifications:

i) Minimum area of principal private open space for a dwelling house is 18sqm;

Outcomes – Complies with this control

4.1.7.1 First Floor Additions

Control - 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 Manly. 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.

Outcomes – complies with this control. The bulk and scale of the proposed rear covered deck is in keeping with the surrounding neighbours and therefore the established character of the area and in keeping with the future desired characteristic of the area.

CONCLUSION

In conclusion, we believe that the proposal for the alterations and additions including - Proposed first floor addition over garage plus upper rear deck and new staircase, has minimal environmental impacts and is in keeping with the aims and objectives of council policies. The design has produced an outcome, which attempts to maintain the natural and built characteristics of the area.