



**Statement of
Environmental
Effects
at
6 Brighton Street
Balgowlah
NSW
For
Mr and Mrs Lyne**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
2	THE EXISTING BUILDING	4
2.1	Site	4
2.2	Local Authority	4
2.3	Zoning	4
2.4	Planning Controls	4
2.5	Context and Streetscape	5
2.6	Existing Areas of the Dwelling	5
2.7	Existing off-street parking	5
2.8	Existing Landscaping	5
3	THE PROPOSAL	6
3.1	Features of the Proposal	6
3.2	Present and Future uses of the Residence	6
3.3	Purpose for the additions	6
3.4	Materials and finishes proposed to be used	7
3.5	Height	7
3.6	Site Controls	7
3.7	Setbacks and Siting	8
3.8	Access and Traffic	8
3.9	Privacy, Views and Outlook	8
3.10	Solar Access and Overshadowing	9
3.11	Acoustic Privacy	9
3.12	Water Management	9
4	ENERGY EFFICIENCY	9
4.1	Orientation	9
4.2	Passive Solar Heating	9
4.3	Passive Cooling	9
4.4	Natural light	10
4.5	Insulation and Thermal Mass	10
4.6	Waste Management	10
4.7	Siting and Setback	10
4.8	Building Form	10
4.9	Roof Form	11
4.10	Walls	11
4.11	Windows and Doors	11
4.12	Garages and Carports	11
4.13	Colour Scheme	11
4.14	Fences and Gates	12
4.15	Garden Elements	12
5	CONCLUSION	12
5.1	Summary	12
6	APPENDIX 1 – Schedules	13
6.1	Schedule of finishes	13
6.1.1	Wall	13
6.1.2	Gutter	13
6.1.3	Door frame	13
6.1.4	Door	13
6.1.5	Roofing	13

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 6 Brighton Street Balgowlah

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.



Figure 1: 6 Brighton Street Balgowlah. Source Google maps

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the northern side of Brighton street in the residential neighbourhood Balgowlah

Site Address: 6 Brighton Street Balgowlah

LOCATION PLAN

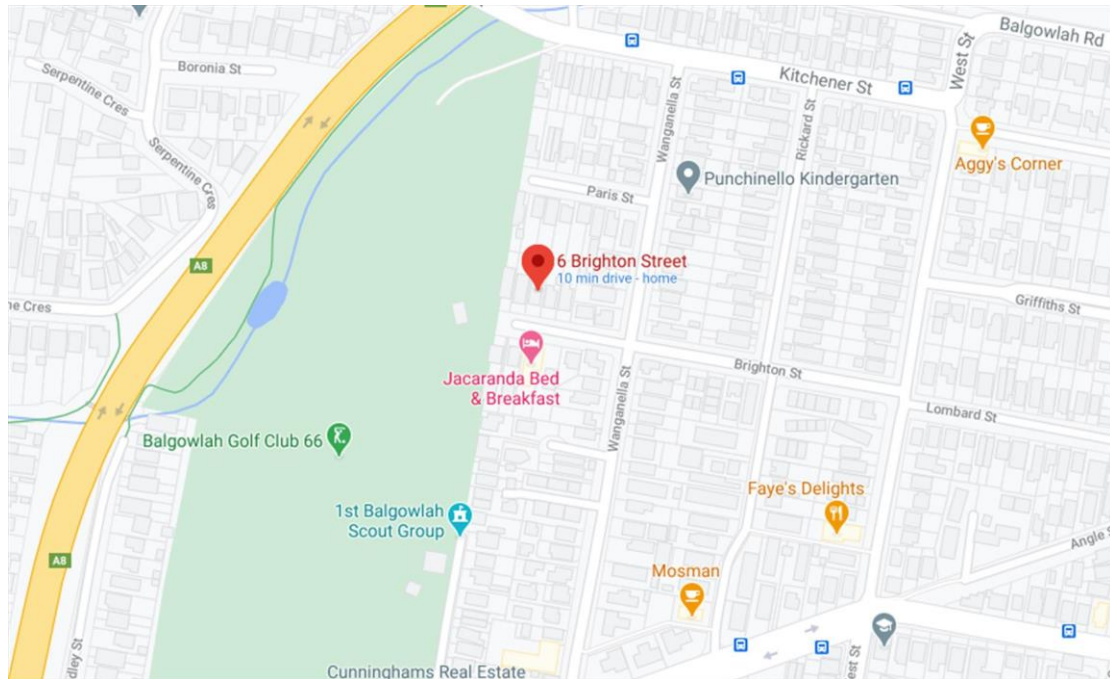


Figure 2: Location Plan

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Warringah)
 Civic Centre, 725 Pittwater Road,
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

2.3 Zoning

Lot 74 DP.6208 known as 6 Brighton Street Balgowlah has a Zoning of R1 General Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
 Manly Local Environment Plan 2013
 Manly Development Control Plan 2013

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Balgowlah significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling with concrete parking area to the eastern side boundary.

2.7 Existing off-street parking

There is parking available for one car on the existing concrete drive. There is a necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens & small trees & shrubs along the front & side boundaries with a grassed area to the front and rear of the property. To the rear yard there are several medium sized native trees with tiered lawn areas & small shrubs between the dwelling, pool & the rear boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a single storey building with car parking to the eastern side. The appearance & bulk of the building is to be maintained throughout the development with the appearance to also be maintained in keeping with surrounding properties. The proposed works provide minor refurbished internal areas, new side entry stairs, a new garage is proposed for improved parking facilities as well as providing safe and secure area for garaging, the existing landscape open space area will be maintained for the property.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New side garage & section of drive to accommodate 2 vehicles
- New side driveway to existing driveway
- New garage door

Internally the proposal encompasses:

- New ground internal access stairs and door

3.2 *Present and Future uses of the Residence*

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 *Purpose for the additions*

The new proposal provides better provision for secure parking and lock up garage area for the residents whilst maintaining the bulk of the dwelling that is fitting for the Balgowlah area. The owner is looking to maintain the overall look of the house & the key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new lock up garage is required on the ground floor which uses the existing driveway area. A new garage is also required to provide council parking requirements and provides a lockable area needed for the proximity to the golf course. The design maximizes the existing

dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Exterior Brickwork with New Brick to Match

Alloy windows & doors

Roofing in colour bond custom orb medium to dark colour

Concrete driveway

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	579.7 sq m	-
GFA (Gross Floor Area)	171.89 sq m (Exist)	-
Height	6.63m (Exist)	8.5m
Built upon area	402.48 sq m	Exist
Landscaping	177.22 sq m	Exist

A concession is requested for the site coverage landscaped area due to the existing impervious area being maintained via the use of the existing driveway area for the proposed new lock up garage.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	7.855m	6.771m
Rear Set Back	17.163m	8.0m
Side Set Back	West Exist East New garage Dwelling Exist	1.58m 0.0m 1.32m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties

A concession is requested for the location of the new garage as it is setback on the side boundary, this is consistent with other local buildings of the era that have parking down the side of the dwelling rather than the front. The proposed garage is located over the existing side parking area and maintains the openness of the property.

The new work uses and aligns with the existing exterior walls.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to 6 Brighton Street Balgowlah is to be maintained with the drive and pathways. A side garage is proposed to the existing drive to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of doors and open space in the proposed residence at 6 Brighton Street Balgowlah has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed garage minimizes overlooking into neighbours' living areas and recreation space. The rendered brick walls provide a barrier to the neighbours on the adjacent boundaries and will not directly impact to neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the south to north. The location of the proposed garage has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The rendered brick masonry and concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly & easterly aspects.

4.2 Passive Solar Heating

The living spaces have concrete floor and rendered brick cavity walls. The outdoor areas are to be maintained to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the

potential for cross ventilation cooling with the sliding open doors maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors are to be used to assist in passive cooling.

4.4 Natural light

Large open doors to the north enable the garage spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from brick and concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed for. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Balgowlah is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 6 Brighton Street Balgowlah is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

4.8 Building Form

Residential buildings in Balgowlah are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed.

The wall facades are to be maintained with the new brick walls to match. The new

works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.9 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a tiled roof with the proposal to utilize the existing roof form to the front of the property under this proposal. A pitched roof is proposed to the rear garage to be constructed around the existing roof which will remain so as to limit height & overshadowing. A new secondary garage roof is proposed at the side of the house which will cover the existing & new drive with a concrete garage to the side.

4.10 Walls

A distinctive feature of the Balgowlah house is that the walls are constructed from double brick. The design incorporates these walls into the new works with all exterior walls to be brickwork to create a seamless finish to the property.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the Balgowlah area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding doors at 6 Brighton Street Balgowlah are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.12 Garages and Carports

The freestanding houses in Balgowlah allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage over the existing concrete drive with a new concrete drive and garage with parking available for 2 vehicles. Included with the garage is a storage area and rear access.

4.13 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

4.14 Fences and Gates

Fences & gates are to be maintained for this development except for wall sections to be removed on both side of the existing concrete drive to assist in access. The remaining walls are to match the house walls.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected around the proposed pool area which are generally located in the front and rear yard. The existing pool area is to remain maintaining the Landscape Open Space calculations.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 6 Brighton Street Balgowlah are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Balgowlah. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Brick walls, concrete floors, door orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Brick	Face/Render	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Door frame	Alloy	Paint	By Owner
6.1.4 Door	Timber & glass	Paint	By Owner
6.1.5 Roofing	Tile	Match Existing	By Owner