

Statement Of Environmental Effects

For Proposed Alterations and a First floor addition

Property: 69 Clontarf Street, Seaforth

First Floor Addition and Alterations

Introduction:

This Statement of Environmental Effect has been prepared to form part of a Development Application to Northern Beaches Council / Manly Council. A development application is submitted pursuant to the provisions of Manly Local Environment Plan 2013 and Manly DCP 2013 Amendment 16.

Overview of proposed development

Development Consent is sought for Alterations and Additions including a First Floor Addition to an existing single storey dwelling consisting of;

- A First Floor Addition providing Master Bedroom with Ensuite bathroom and deck, Two Bedrooms and main Bathroom.
- Ground floor alterations consist of a covered entry and installation of staircase accessing the First Floor Addition.

Site Analysis: R2 - D5 - OS3

Legal description: Lot; 161 DP; 11162

The site is situated within a R2 Low Density Residential zone.

The site is Rectangular in shape, the land has a gentle slope from the West downwards to the East.

Site area: 520.1m²



Project aims and objectives

- To integrate the proposed First Floor Addition with the existing Home, 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 additional space and amenity for the occupants, while creating a building 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 building is sympathetic to surrounding development and makes allowances for environmental objectives (i.e. solar penetration, cross ventilation, minimising of shadows etc).

Proposed finishes are varied between lightweight cladding, existing Brickwork, and glass, to reduce the bulk and more clearly articulate the architectural forms.

The proposed building integrates within the established pattern of the local Residential context by maintaining the predominant scale and bulk of surrounding dwellings. Thus, the development is in keeping with the surrounding scale of developments and local morphology (footprints and space) of the area and the predominant 'subdivision' pattern.

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Design and Streetscape context Statement cont.

Views toward existing Home at 69 Clontarf, Seaforth including landscaped gardens Boundary fencing, Hedges and tree lined streetscape to be maintained



Artists impression showing First floor addition at 69 Clontarf Street, Seaforth. Landscaped gardens, Boundary fencing, Hedges and tree lined streetscape to be maintained

Statement of Environmental Effect

First Floor Addition and Alterations

Open space - Os3

Site area= 520.1m²

Total open Space required (OS3 - 55%)

No change to existing open space = 55.5% (289m²)

Landscaped area required (OS3 - 35% of total open space)

No change to existing Landscaped space = 39% (205m²)

comment:

No Change to existing site conditions and open space/Landscape open space (Proposal is for a First Floor Addition only).

Floor Space Ratio:

Objective 1) To ensure the scale of development does not obscure important landscape features.

Objective 2) To minimise disruption to views to adjacent and nearby development.

Objective 3) To allow adequate sunlight to penetrate both the private open spaces within the development site and private open

Land zone R2 - FSR ZONE C (Residential sub zone: D5): 1 unit per 500m²

Site area= 520.1m²

Allowable FSR: 0.45(234m²)

Ground floor areas (existing): 140m²

(from internal face of external walls)

Proposed first floor area: 78m²

(from internal face of external walls, excluding stair area for vertical circulation of 6m²)

Total proposed floor area: 218m²

Proposed FSR: 0.42:1

comment:

The First Floor addition has been designed to integrate into the existing streetscape and maintains the spatial proportions of the street character. Articulation has been incorporated into the design minimising bulk and scale whilst achieving additional accommodation for the occupants on top of a modest sized home.

Floor space ratio Complies with Manly councils LEP and DCP controls.

-Height Subzone: I (8.5m)

comment:

The first floor addition has been designed to fit under and comply with the objectives outlined in the MLEP controls. Proposed Max building height to highest Ridge is 8.25m. The overall Building height is contained to the uppermost portion of roof ridge line then further reduces along the fall of the roof lines.

The proposal does not result in any unreasonable loss of privacy with minimal impact disruption of views from neighbouring properties, There is no impact on the coastal or bushland environment.

Proposed First Floor Addition Complies with Requirements identified in Manly councils LEP and DCP controls.

-Site Drainage:

The proposed First Floor Addition is within the footprint / roofed area of the existing home, No additional impervious areas will be created and no additional loads will be put onto the existing storm-water system. Stormwater hook up is via roof gutters and downpipes flowing into an existing Council stormwater system via gravity fed line into existing stormwater line. Refer to Submitted Stormwater management plan.

-Number of Storeys: 2

comment:

The Proposed First Floor Addition has been designed to sit within the single storey footprint of the existing dwelling and Complies with Requirements identified in DCP Controls.

-Off street parking:

comment:

No change to existing off street parking arrangements within the property, Two car spaces have been allowed for.

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-Shadow diagrams/Sunlight access:

comment:

Refer to submitted shadow diagrams showing shadows cast on "June 21" with additional shadows provided for March 20 noting a reduction in shadowing during the March equinox. (No adverse effect on neighbours has been created by the first floor addition).

-The principal private open space of neighbours will retain solar access. Appropriate levels of solar access will be maintained for the property and its neighbours.

-Maintenance of views:

comment:

The proposal does not result in any unreasonable loss of privacy with minimal impact or disruption of views to neighbouring properties, There is no impact on the coastal or bushland environment.

-Front setback:

comment:

A Front Setback of 9.12m to the external wall of the First floor addition is proposed.

The Proposed First floor addition is inline with the DCP objectives namely;

- The proposed building is consistent with the immediate streetscape which is a mix of residential 1 and 2 storey residential dwellings
- The proposed first floor addition will not obscure any important landscape or townscape features and will not have negative impact on the public domain.
- Articulation of the design has been thought of with terracing of the design which minimises the appearance of bulk and scale when viewed from public places.

There will be sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings. (refer to submitted shadow diagrams depicting Existing shadows, Proposed shadows and Shadows cast by Neighbouring dwellings)

4.1.4.1 Street Front setbacks

See also paragraph 3.2.4 in relation to Heritage and paragraph 4.2 in relation to controls in LEP Business Zones.

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

b) Where the street front building lines of neighbouring properties are variable and there is no prevailing building line in the immediate vicinity i.e. where building lines are neither consistent nor established, a minimum 6m front setback generally applies. This street setback may also need to be set further back for all or part of the front building façade to retain significant trees and to maintain and enhance the streetscape.

c) Where the streetscape character is predominantly single storey building at the street frontage, the street setback is to be increased for any proposed upper floor level. See also paragraph 4.1.7.1.

d) Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, where no adverse impact on the streetscape or adjoining properties is demonstrated to Council's satisfaction.

-Rear setback:

comment:

Rear Setback of the proposed First Floor addition = 19.5m as noted on the submitted plans

The First Floor addition has been designed to integrate into the existing dwelling and maintains adequate separation between dwellings hence there is sufficient light, ventilation and open space whilst limiting overshadowing onto private open space.

First Floor Addition and Alterations

-Side Boundary setbacks:

Objective 1) To maintain and enhance the existing streetscape including the desired spatial proportions of the street, the street edge and the landscape character of the street.

Objective 2) To ensure and enhance local amenity by:

- providing privacy;
- providing equitable access to light, sunshine and air movement; and
- facilitating view sharing and maintaining adequate space between buildings to limit impacts on views and vistas from private and public spaces.
- defining and adding character to the streetscape including the provision of adequate space between buildings to create a rhythm or pattern of spaces; and

Objective 3) To promote flexibility in the siting of buildings.

Objective 4) To enhance and maintain natural features by:

- accommodating planting, including deep soil zones, vegetation consolidated across sites, native vegetation and native trees;
- ensuring the nature of development does not unduly detract from the context of the site and particularly in relation to the nature of any adjoining Open Space lands and National Parks; and
- ensuring the provisions of State Environmental Planning Policy No 19 - Urban Bushland are satisfied.

Side Setback: Northern Boundary Partially compliant: Varies between 2.13m - 2.14m
(Wall height varies between - 6.82m and 5.77m)

Side Setback: Southern Boundary: 1.285m - 900mm
(Wall height varies between - 5.85m and 6.96m)

comment:

"For the purpose of a First Floor Addition they 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".

4.1.7.1 First Floor Additions

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 the former Manly Council area. 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.

Variation to the proposed side setback is sought in this instance as the proposal is for a First floor addition to a family home is within the setback control, it is considered unreasonable to refuse the development application on the basis that compliance with the numeric standard is not met as:

-The proposal does not result in any unreasonable loss of privacy, First Floor addition windows have been kept to a modest size reducing privacy issues while a bathroom windows will be frosted glass.

-The breach occurs due to the proposed first floor addition (as acceptable under Manly DCP clause 4.1.7.1) which in this instance is reasonable.

-The First floor addition external wall height control and Building height complies with the requirements set out in the Manly DCP controls

-Site constraints due to the existing subdivision pattern of the area and the positioning of the existing dwelling in relation to the boundaries provide very limited opportunities for a First floor addition.

-Structural restrictions: The arrangement of the existing lower level offers very limited opportunity for supporting a first floor structure that is not in close vicinity of the existing external / structurally supportive walls.

- It is considered that the proposed addition will not have any adverse environmental impact on the use and enjoyment of the adjoining properties in regard to privacy or solar access. The proposal meets the standards of the Manly DCP for solar access and privacy.

-Proposal is only a first floor addition to an existing dwelling, Existing front and rear landscaped areas including existing planting will remain and be enjoyed.

-Strict compliance is unreasonable in this case as the required space needed for a First Floor Addition would not be achieved, resulting in an unuseable dwelling for the owners and will hinder the promotion of social and economic welfare of the community and stop the economic use of the land.

-The proposed first floor addition will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.

The First Floor addition has been designed to integrate into the existing streetscape and maintains the spatial proportions of the street character. Articulation has been incorporated into the design minimising bulk and scale whilst achieving additional accommodation for the occupants on top of a very modest sized home.

-Wall Height:

Site Gradient as shown on submitted Northern and Southern Elevation plans:

Northern Boundary wall height: - complies (1:9- Wall Height allowable: 7.2m)

Wall Height underneath Proposed wall (refer to elevation plans): Varies between 7.2m, 6.82m and 5.77m

Southern Boundary wall height: - complies (1:11 - Wall Height allowable: 7m)

Wall Height underneath Proposed wall (refer to elevation plans): Varies between: 5.85 - 6.96m

comment:

The First floor addition external wall height control complies with the requirements set out in the Manly DCP controls, there is sufficient light and ventilation between adjoining dwellings and maintains a sense of openness, The proposal is consistent with the objectives of the wall height control and the objectives of the zone.

The First floor addition will retain the existing scale of the streetscape and enhance the aesthetic quality of the dwelling.

First Floor Addition and Alterations

-Roof Height:

comment:

Maximum proposed roof height = 1.57m, Complies with Requirements identified in Manly DCP Controls.

-First Floor Additions

- 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 the former Manly Council area. 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.

comment:

"For the purpose of a First Floor Addition they 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".

- The Addition has been designed to accommodate neighbours privacy by limiting the size of windows.
 - The proposed first floor addition will not obscure any important landscape or townscape features and will not have a negative impact on the public domain.
 - There is minimal overshadowing or loss of light/sun on neighbouring dwellings private open space.
 - It is considered that the bulk and scale of the addition will not have an adverse environmental impact on the use and enjoyment of the adjoining properties in regard to privacy or solar access. The proposal meets the standards of the Manly DCP for solar access and privacy. (see attached shadow diagrams)
 - There is sufficient light and ventilation between dwellings and maintains a sense of openness for the neighbouring dwellings.
 - The First floor addition will retain the existing scale of the streetscape and enhance the aesthetic quality of the dwelling.
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Supporting Information with reference to DCP objectives:

The design, colour, and materials used are in keeping with the surrounding area.

The proposed addition maintains the visual pattern and predominant scale of detached housing in the locality and the immediate context and enhances the aesthetic quality of the dwelling.

Placement of windows has taken into account privacy of neighbours on either side of this property.

The streetscape and context consists of many one and two storey homes, local Shopping district Thus, the proposed resultant dwelling will be of an appropriate scale, bulk, finish and style.

The proposed addition to existing first floor has been designed to increase bedroom accommodation for a growing family, and enhance the design and appearance of the home as a whole.

a.) bulk:
streetscape aspect:

- The proposed design is setback within the existing roof line to minimise the bulk of the front elevation.
- The proposed changes are an architectural addition to the existing dwelling.

b.) Obscuring important landscape features.
the proposed development obscures no important landscape features.

c.)Consistency with desired character.

The proposed development is more appropriate to the context than the existing in terms of scale. The detail and finishes proposed seek to maintain and enhance the existing character of both the dwelling and the surrounding buildings. The scale, bulk, and/or FSR of surrounding context is equal or higher to the proposed development.

c.)Minimise loss of view, privacy and sunlight.
There minimal view loss, or loss of privacy to surrounding development.

d.) Sunlight to adjoining open space.
The proposed development meets councils sunlight requirements to adjoining open space.

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Summary

The proposed addition is designed to enhance the resultant home and integrate within the local context and is therefore consistent with the existing and desire future character of the area. The proposed development is consistent with the general principles of the development control and LEP2013, namely:

- Design takes into consideration neighbouring dwellings with regard to access to light, ventilation bulk and scale
- There are no adverse effects of the proposed development on the environment, either biophysical, economic or social.
- There is no significant overshadowing to adjoining private open space (ref. shadow diagrams) or neighbouring residential properties.
- The design, colour, and materials used are in keeping with the style of the surrounding area.

Hence, it is our professional opinion that there would be no detrimental impact to the surrounding built environment in this instance as the proposed addition is consistent with adjacent neighbouring dwellings and context and there is no adverse impact on the surrounding environment.

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