



**Statement of
Environmental
Effects
at
12 Crescent Street,
Fairlight
NSW
For
Scott & Sophie Holmes**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 12 Crescent Street Fairlight.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Manly Local Environmental Plan 2013 ² (LEP), the Manly Development Control Plan ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Manly Local Environment Plan 2013, Manly Development Control Plan.

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Manly Local Environmental Plan 2013.

< <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

³ Manly Development Control Plan; < <https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-controls>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the eastern side of Crescent Street in the residential neighbourhood of Fairlight.

Site Address: No 12 Crescent Street, Fairlight

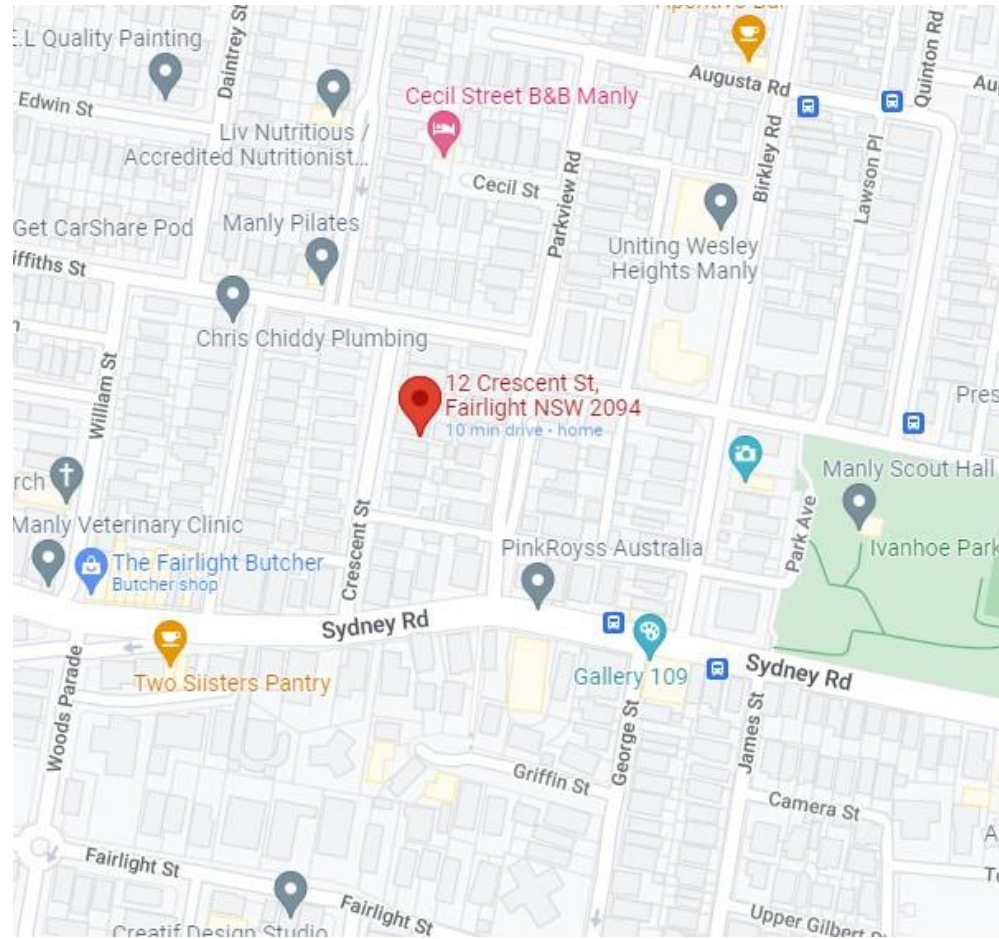


FIGURE 1: LOCATION PLAN 12 Crescent Street, Fairlight. ⁴ Source Google Maps.

2.2 Local Authority

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

⁴ Location Map; <<https://www.google.com/maps/place/12+Crescent+St,+Fairlight+NSW+2094/@-33.7949243,151.2786476,17z/data=!3m1!4b1!4m5!3m4!1s0x6b12aba7c2c81a03:0x5734100f662cb6db!8m2!3d-33.7949243!4d151.2786476>>.

2.3 Zoning

Lot 1 DP.815149 known as 12 Crescent Street, Fairlight, 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



Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report, Spatial Viewer DoPIE. Source DoPIE Planning Portal

2.5 Context and Streetscape

The house is situated in a street that is characterized by street 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 immature in the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two storey duplex dwelling with housing directly opposite. The property is located on Crescent Street with limited views to the east and west of the property. Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing.

The locality is considered a general residential density R1 area. An important characteristic and element of Fairlight significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View 12 Crescent Street, Fairlight. Source; Google Maps.

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling, accessed via steps to the western side of the dwelling along the concrete path.

2.7 Existing off-street parking

There is existing no compliant parking available for 1 small car on the site. There is a necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of a generally level slightly site sloping up from the front of the boundary to the rear of the dwelling, with scattered small shrubs & grass areas. To the front and rear yard there are pathways, fences and masonry walls with the rear of the dwelling providing a garden and paved area incorporating an outdoor space with the fences and walls to the boundaries. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View; 12 Crescent Street Fairlight, Source NB Council.

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 two-storey building. The appearance & bulk of the building from the public domain is to be maintained throughout the development with the front external façade retained with new addition works to the rear of the existing upper floor. Internal areas to the upper floor to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the upper floor only with the existing ground floor levels maintained. The new upper floor addition is to accommodate 1 new bedroom only. The proposal improves amenity of the dwelling for a growing family and the scale and character of the house, for the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New Rear Upper Floor Addition.
- New windows & doors.
- New sheet metal roof & skylights.

Internally the proposal encompasses:

- New Bedroom

3.2 *Present and Future uses of the Residence*

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

3.3 *Purpose for the additions*

The proposal provides better provision for access and internal articulation of the existing dwelling that is fitting for the Fairlight area. The owner is looking to modernise and add an additional bedroom to the existing dwellings upper floor area with the existing ground floor maintained. The new additional bedroom will be more usable for the owner's family. New works are proposed within the existing footprint of the dwelling with the inclusion of new windows & doors providing improved ventilation and solar access. The design maximizes the existing dwelling & available area of land whilst improving the bulk and scale of the existing dwelling. The proposed development maintains the existing 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:

Masonry, Timber framed and clad walls

Timber framed, metal deck roof

Alloy/Timber windows and doors

New Timber skylights.

3.5 Height

The height of the new development is 6.3m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	315.4m ²	-
FSR (FSR max 0.6:1) Exist FSR Proposed FSR	191.22 m ² 207.68 (0.66:1)	189.24m ²
Height	6.3 m	8.5m
Existing Impervious area	203.48m ²	Maintained
Proposed Impervious area	203.48m ²	Maintained

A concession is requested for an encroachment into the required open landscaped area. The proposed works to the rear of the property are located over the existing ground floor area resulting in a landscaped area that is maintained under this proposal. The existing pervious area providing for garden space and water filtration,

this is in keeping with the adjacent property. The existing plantings provide privacy between neighbouring properties that is currently in place. The proposed landscaped area is, in our opinion, reasonable as the existing areas are maintained and provide pervious areas. Our proposal achieving the objectives under landscaped open space of the MDCP.

The proposed works are not visually dominant as the new addition is at the rear and has a large setback from the front façade past the existing roof apex making it virtually invisible from the public domain. This connects to the existing roofed area in order to blend into the existing dwelling & prevent excessive bulk to the front of the property. It is in our opinion that the setbacks are reasonable, considering the current surrounding built form & existing terrain, with the proposal achieving the objectives outlined under side boundary envelopes in MDCP.

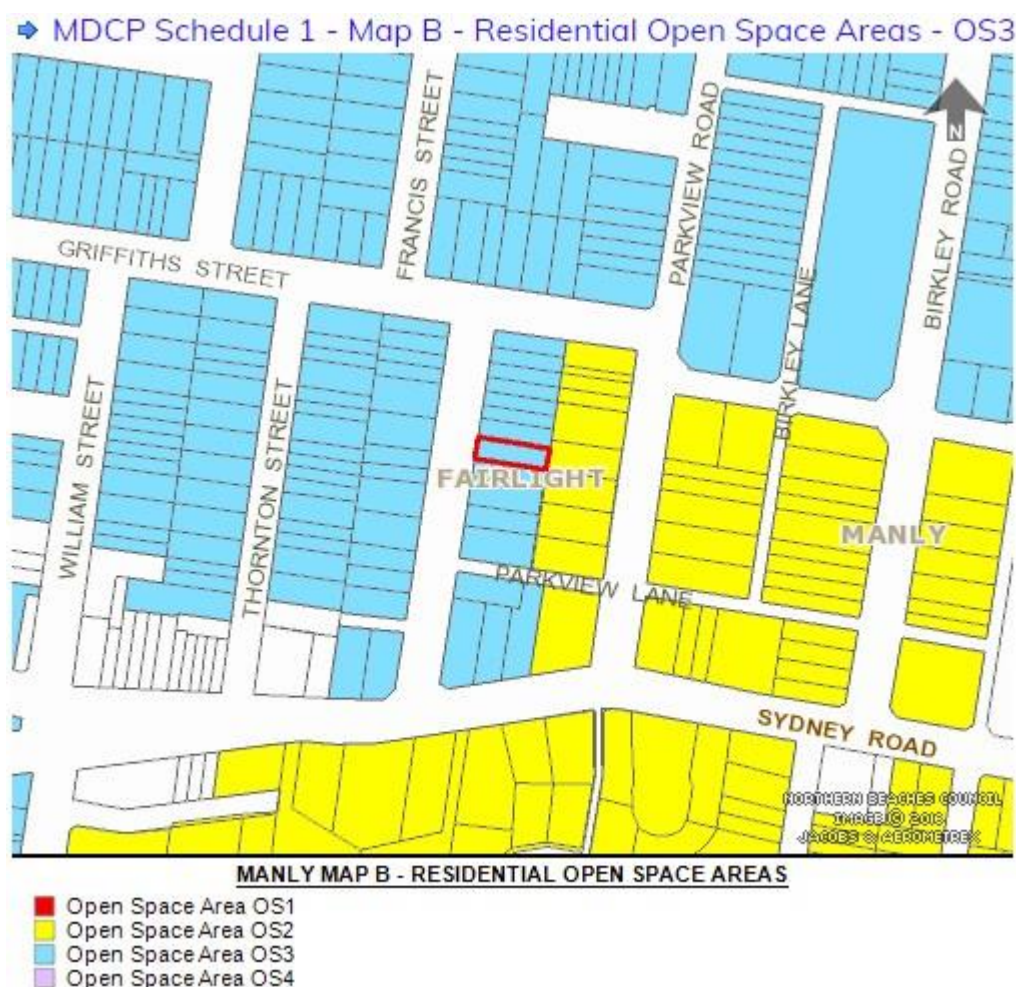


FIGURE 5: Open Space Map. Source NB Council

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.319m (Exist)	6.0m
Rear Set Back	0.715 (Exist rear NE cnr)	Exist
Side Set Back Nth	0m (Existing dwelling)	0m
Side Set Back Sth	0.913m	0.9m

The setbacks of the residence will remain generally consistent with the existing dwellings and adjacent properties along Crescent Street. The proposed additions are located clear of the require setbacks, and in keeping with the existing built form.

The pattern of development along Crescent Street clearly shows an irregular pattern of development with various sizes of housing. The orientation of the dwellings has relation to the road frontage and setback. With these points in mind, this application has a proposed addition alignment that is generally consistent with the dwellings either side to provide a more consistent pattern of development in relation to front setback. (Figure 4)

The proposed works provide visual continuity with the parking within the front setback area. With the dwelling being set back from the boundary, the new additions to the rear, provide access & maintain garden areas maintaining a sense of openness to the front setback areas. View lines are maintained as the garden areas are in keeping with the neighbouring properties with neighbours on either side enjoying an east west position to make use of solar access and volume located within the public domain. The proposal maintains the quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The existing driveway and parking area have been designed to accommodate 1 car and to increase the Council parking provision. The proposed development will have no detrimental impact on traffic flow.

3.9 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed additions has been carefully designed to maximize the north-westerly 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.

3.10 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 12 Crescent Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with any new windows separated from the neighbouring dwelling & using existing natural screening for privacy. The new clad walls and existing masonry & timber walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber & 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 and piped to the street gutter.

3.13 On-Site Detention

These alterations & additions for single residential dwellings will not require OSD.

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 northern aspect.

4.2 Passive Solar Heating

The existing living spaces have timber & concrete floors with masonry & timber walls. The outdoor areas are paved 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 are existing and to be maintained or improved under this proposal, they reduce 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 and windows maximizing the ocean breezes. As per the Basix Certificate improved aluminium windows are to be used to assist in passive cooling.

4.4 Natural light

Existing large opening windows and doors and new windows and skylight to the dwelling 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 a masonry & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling including batts to the exterior walls in accordance with the Basix Certificate.

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 in the rear yard. 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

Fairlight 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. 12 Crescent Street is a good example of this in that it has its car parking in the existing driveway 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 improved. There are generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

No. 12 Crescent Street, Fairlight is not shown in a Landslip Area on Northern Beaches Council Landslip map. The proposed development has a low risk of landslide in relation to both property & life due to the minimal grade & structural integrity of the site & dwelling. The development will have minimal impact on or affect the existing subsurface flow conditions due to minimal disturbance of soil. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system.

4.9 Building Form

Residential buildings in Fairlight are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are timber & masonry with the new cladded timber frame and masonry walls to be in keeping with the existing. The new works have been designed to improve the access and articulation space and overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

The existing house has a flat and pitched roof that is proposed to be maintained under this proposal apart from the new roof located over the new rear addition which will make use of a low-pitched sheet metal roof. This will maintain the height of the roof structure & limit overshadowing.

4.11 Walls

A distinctive feature of the Fairlight house is that the walls are constructed from brick and timber framing with the proposed walls to use rendered masonry and cladded timber stud walls to create a modern finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Fairlight 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 windows at 12 Crescent Street are to be constructed in aluminium or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in Fairlight allowed for the cars to drive to the front or down the side of the house. This development maintains the driveway and parking area, to provide parking for 1 vehicle.

4.14 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

4.15 Fences and Gates

Side & rear fences are to be maintained for this development.

4.16 Garden Elements

The garden areas are to be generally maintained promoting the concept of a garden suburb. No substantial trees are to be affected with existing planting & grassed areas maintained to the front & rear areas where possible, which assists in enhancing the streetscape.

5 GEOTECHNICAL RECOMMENDATION

Schedule 11 - Suggested Checklist for Preliminary Assessment of Site Conditions in relation to the preparation of Site Stability Reports

1. Site Location (Street and Position in street - above or below; Site dimensions - block shape & size):
2. Geotechnical Area in which the site is located):
3. Proposed development (general description, including maximum excavation

depths, maximum fill depths, and proximity to existing structures):

4. Existing site: description e.g., topography, slope angles (in degrees), exposures of rock and soil, existing site development, evidence of possible slope instability:

5. Recommendations: based on the above items, and the flowchart below that indicates the principal factor(s) considered in the assessment, it is recommended that:

Geotechnical assessment is not required.

5.1 Checklist Flow Chart

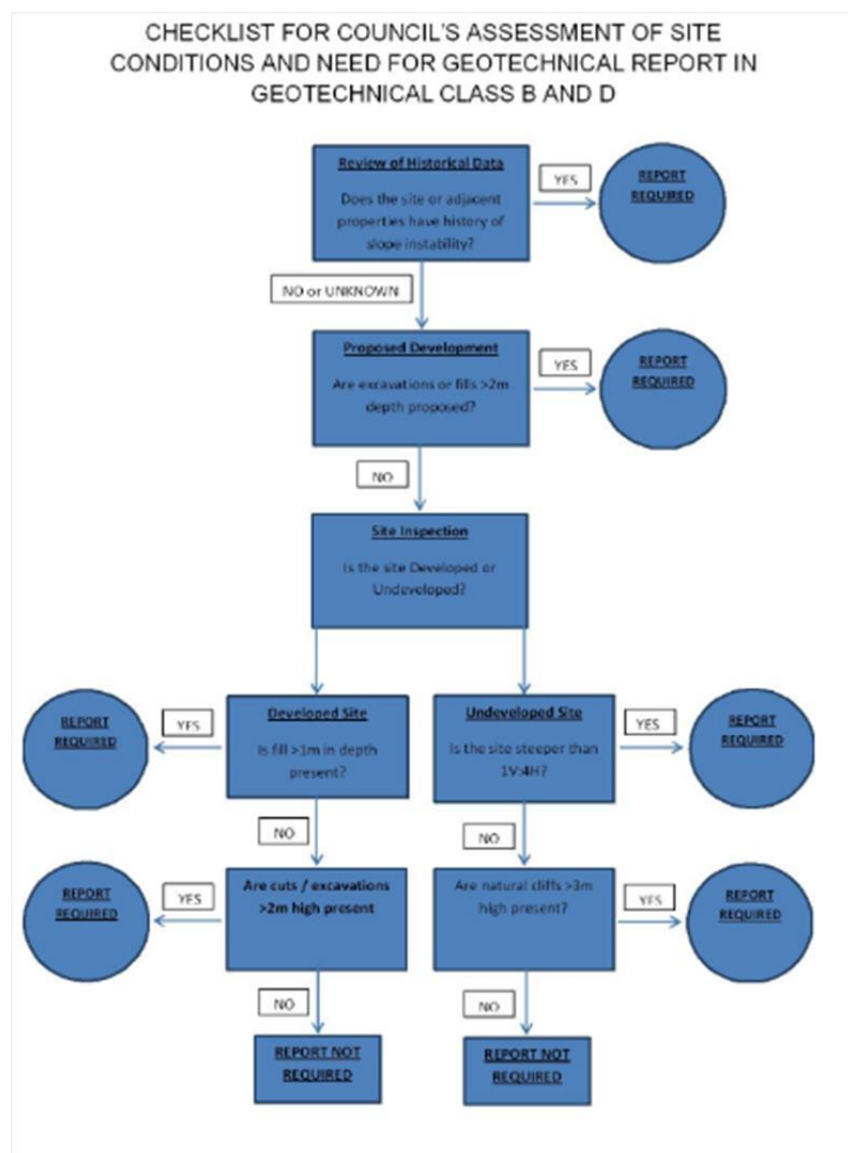


Figure 8: Northern Beaches Council, Checklist for councils' assessment ⁵

⁵ Manly DCP Geotechnical Checklist:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhib>>.

6 CONCLUSION

6.1 Summary

This proposal is considered suitable for the site and provides a balance between R1 density living, amenity and outdoor space. The proposed changes to 12 Crescent Street are minor in nature, sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Fairlight. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, timber floors, door & window 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.

7 APPENDIX 1 – Schedules

7.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
Wall	Timber frame/Masonry. Rendered/Cladded	Paint	By Owner
Doors	Timber	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roof	Metal Deck	Colourbond	By Owner