



Urbanism
P l a n n i n g & D e v e l o p m e n t

STATEMENT OF ENVIRONMENTAL EFFECTS

S.4.55 MODIFICATIONS TO DA2019/1397

ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE

67 BEATRICE STREET, BALGOWLAH HEIGHTS

**PREPARED FOR
COMPLETE TRADE**

SEPTEMBER 2020

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This report remains a preliminary draft report unless signed above.

TABLE OF CONTENTS

1	Introduction.....	5
2	Site Assessment.....	6
2.1	Locality Assessment	6
2.2	Site Description.....	7
2.2.1	Surrounding Development	7
3	The Proposal.....	9
3.1	Description of Modification Proposal	9
3.2	Development Statistics.....	14
4	Planning Controls.....	15
4.1	Manly Local Environmental Plan 2013	15
4.2	Manly Development Control Plan 2013	16
5	Section 4.15 Assessment.....	21
5.1	Section 4.5(1)(a)(i) – Provisions of Any Environmental Planning Instrument	21
5.2	Section 4.15(1)(a)(ii) – Provisions of Any Draft Environmental Planning Instrument	21
5.3	Section 4.15(1)(a)(iii) – Provisions of Any Development Control Plan	21
5.4	Section 4.15(1)(b) – Likely Impacts of That Development – Built Environment....	21
5.4.1	Site Analysis, Site Design and Streetscape	21
5.4.2	Height, Bulk and Scale.....	22
5.4.3	Access, Servicing, Parking and Traffic.....	22
5.4.4	Sunlight and Shadow.....	22
5.4.5	Views.....	22
5.4.6	Heritage.....	22
5.4.7	BCA and Australian Standards	22
5.4.8	Waste Management.....	22
5.5	Section 4.15(1)(b) – Likely Impacts of That Development – Natural Environment	22
5.5.1	Landform, Cut and Fill	22
5.5.2	Tree Removal and Retention	23
5.5.3	Stormwater Drainage.....	23

5.5.4	Soils, Erosion and Sedimentation	23
5.5.5	Endangered Flora and Fauna	23
5.6	Section 4.15(1)(b) – Likely Impacts of That Development – Social and Economic	23
5.6.1	Safety and Social Impact	23
5.7	Section 4.15(1)(b) – Likely Impacts of That Development – Hazards	23
5.7.1	Soil Instability, Subsidence, Slip, Mass Movement.....	23
5.7.2	Acid Sulfate Soils.....	23
5.7.3	Flooding, Tidal Inundation.....	23
5.7.4	Bushfire	24
5.7.5	Contamination	24
5.8	Section 4.15(1)(d) – Submissions Made in Accordance with the Act or Regs.....	24
5.9	Section 4.15(1)(e) – The Public Interest	24
6	Summary	25

APPENDIX 1 – SITE PHOTOS

1 Introduction

Urbanism has been engaged by Complete Trade to prepare a Statement of Environmental Effects to support a Section 4.55(1A) application to modify DA2019/1397 for alterations and additions to an existing dwelling house at 67 Beatrice Street, Balgowlah Heights.

The aims of this report are to:

- Provide an assessment of the locality, subject site and applicable planning controls,
- Describe the proposed development, and
- Assess the impacts of the development against Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

2 Site Assessment

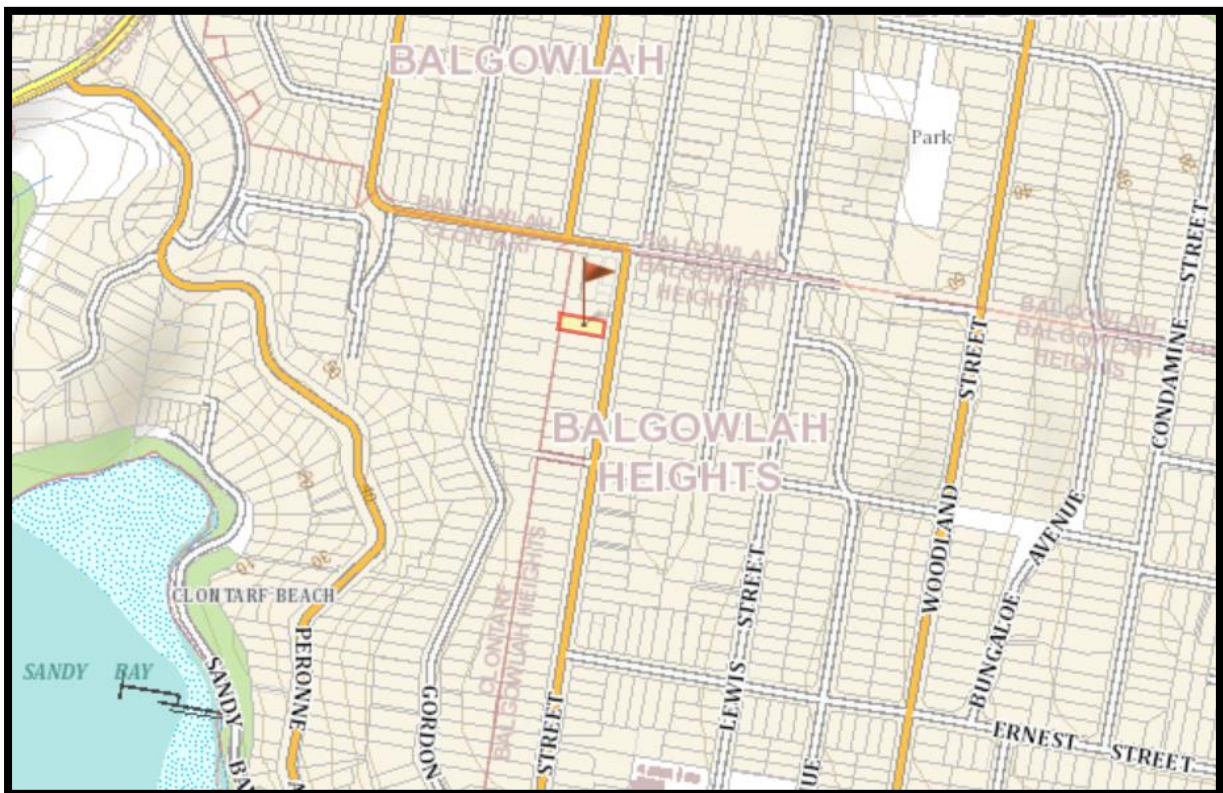
2.1 Locality Assessment

The subject site is located within the suburb of Balgowlah Heights which is approximately 8 kilometres north east of the Sydney CBD.

The site is located within an established residential area characterised by a range of housing styles with varying front setbacks and attractive streetscapes featuring generous street tree plantings.

The site is favourably located a short distance to Middle Harbour, Dobroyd Head and Balgowlah Town Centre.

The following figure shows the location of the subject site in relation to the surrounding locality.



Source: Six Maps (2019)

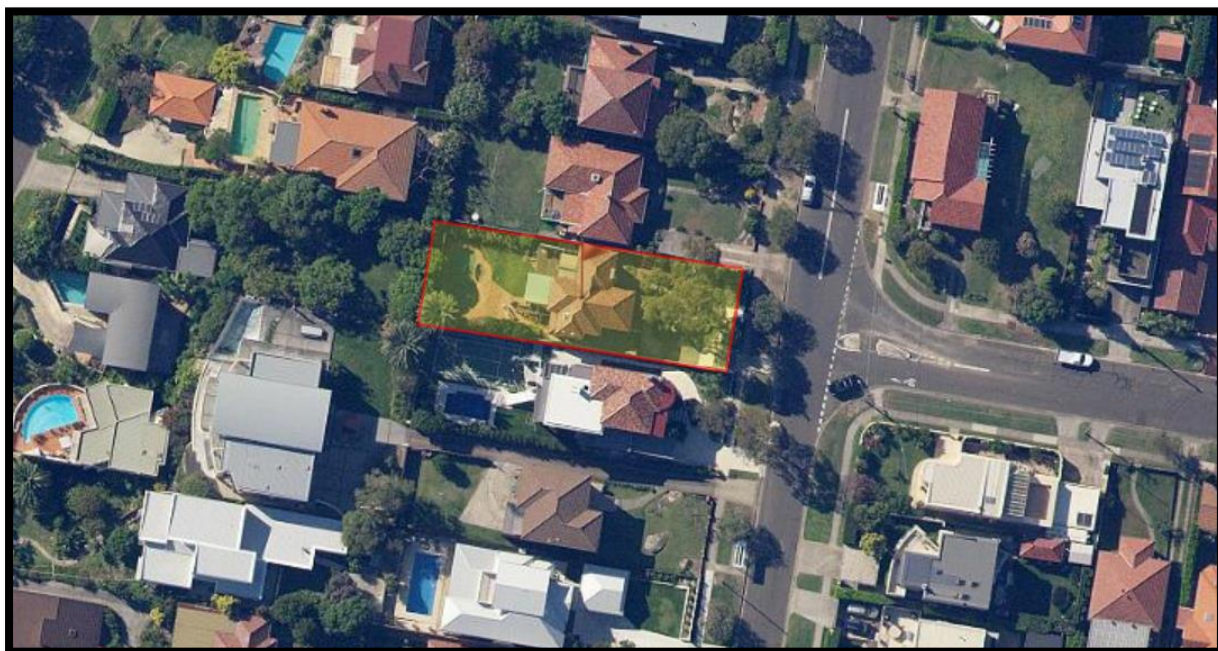
2.2 Site Description

The subject site, 67 Beatrice Street, Balgowlah Heights is legally known as Lot 113 DP 9999.

The subject site is a rectangular east to west oriented block approximately 696.7m² in area with a 15.24m wide frontage to Beatrice Street. The subject site slopes from front to rear with an approximate fall of 3.9m.

The subject site comprises of a two-storey brick house, containing private open space to the front, and private open space to the rear with an existing pool area.

The following figure illustrates the subject site and its setting within the immediate vicinity.



Source: Six Maps (2019)

2.2.1 Surrounding Development

Streetscape character and visual setting:

Development within the locality is similar to the development on the subject site in terms of block size, built form, materials and land use.

Existing vegetation:

The Beatrice Street streetscape features intermittent medium and mature sized street trees within the road reserve, with a medium sized tree positioned directly in front of the subject site. The majority of the blocks have mature sized trees both within the front and rear yards

of the blocks. The subject site features a large mature gum tree that will remain untouched as part of this application.

Topography:

The land in the immediate vicinity of the subject site is sloped from East to West. The street rises from South to North at each end of Beatrice street towards New Street W.

Views:

There are no significant views from the locality.

Heritage:

The subject site is not a Heritage item, nor is it located within a Heritage Conservation Area.

Form of adjacent buildings:

The surrounding locality is characterised by development similar to the proposed development on the subject site in terms of block size, built form, bulk, materials and land use. Buildings within the locality are predominantly two- storey in height.

Surrounding noise sources:

The locality is predominately residential in character, therefore no significant noise sources are located nearby,

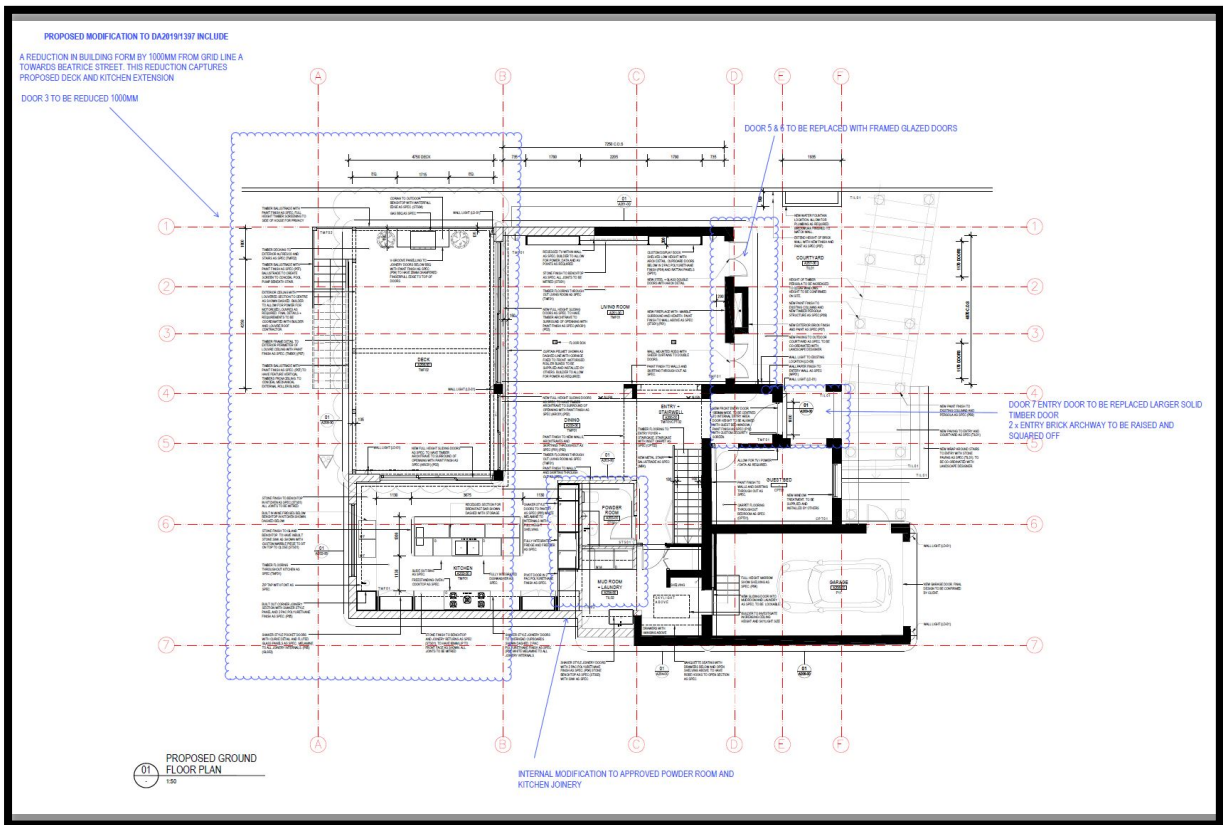
3 The Proposal

3.1 Description of Modification Proposal

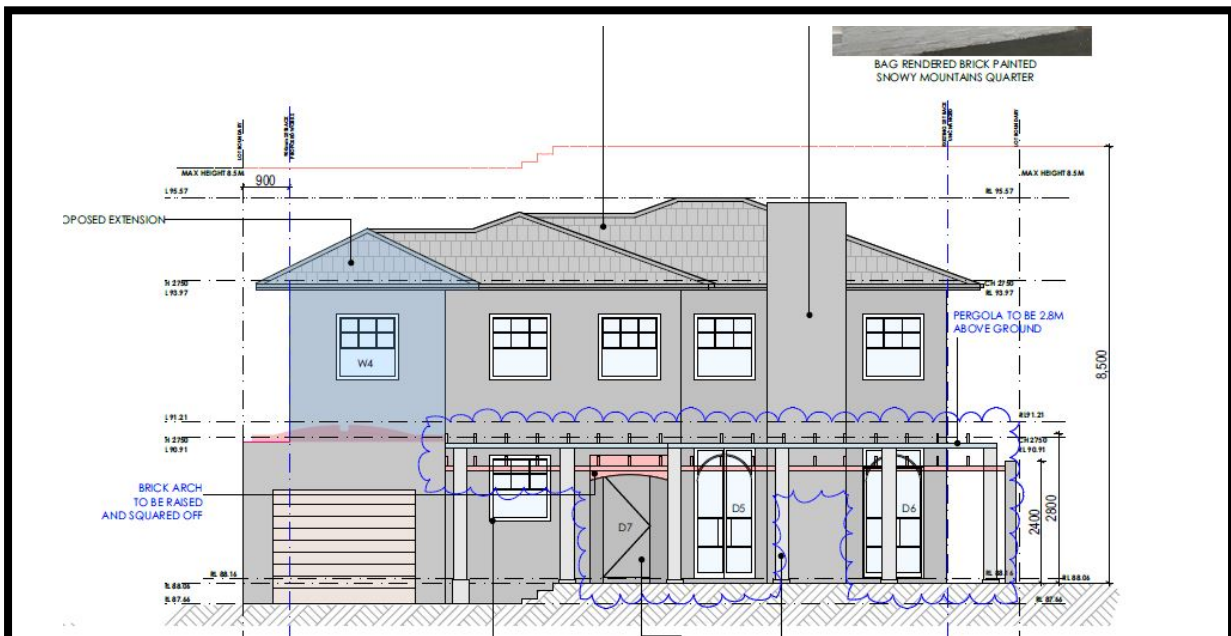
The proposed modifications involve the following:

Ground Floor

- The internal access to the powder room is altered with the movement of the door to the entry foyer being moved to the southern end of the room.
- The toilet and vanity unit are swapped around within the powder room
- An additional internal access door from the kitchen to the mud room/laundry is added, removing a section of freezer space.
- New sliding door configuration to alfresco deck and relocation of outdoor benchtop to northern elevation
- New door sizes into living room
- The hipped roof to the approved kitchen extension will be replaced with a skillion roof
- The building envelope at the rear is reduced by 1m



Source: MXM Studio



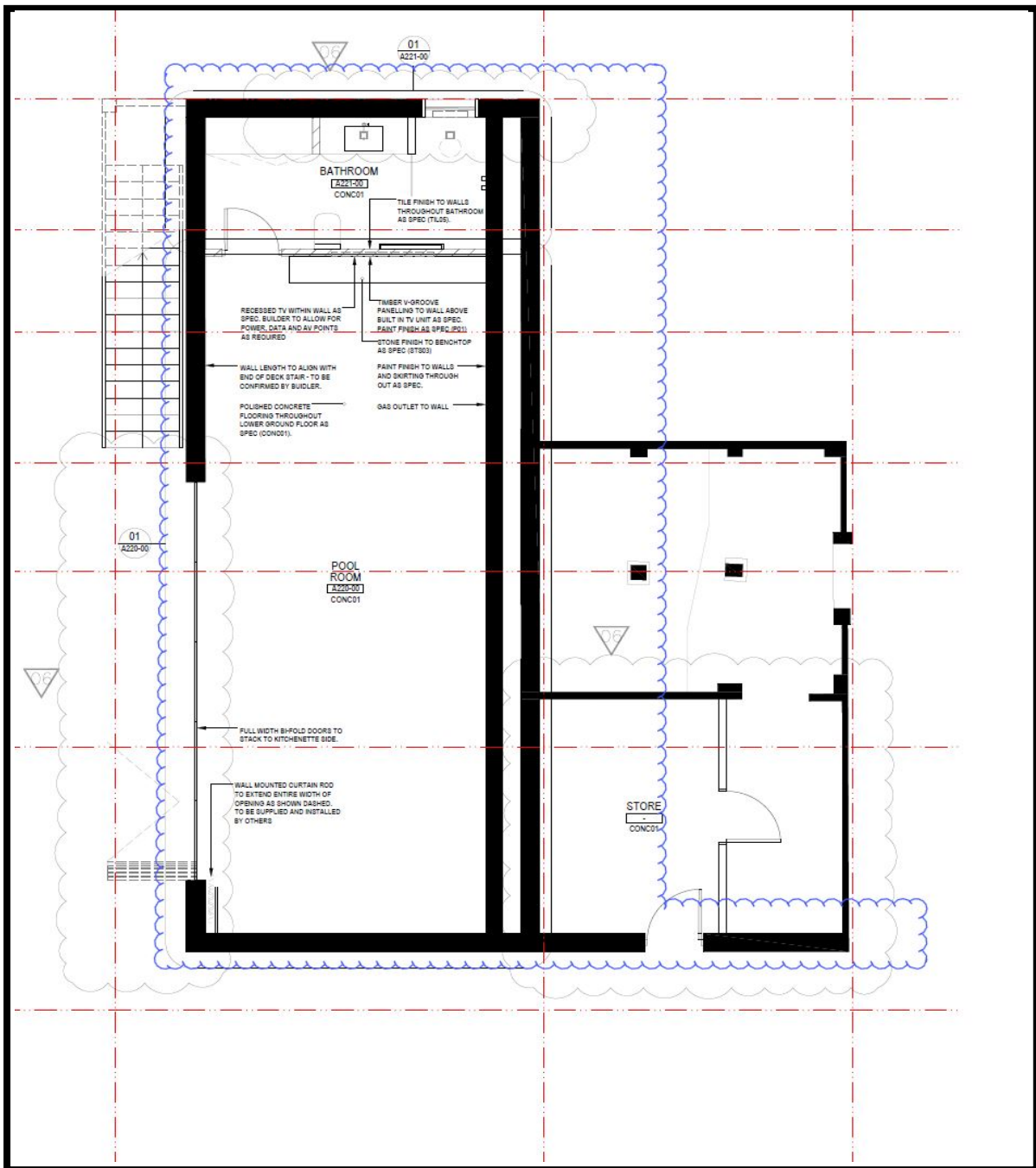
Source: MXM Studio

Lower Ground Floor

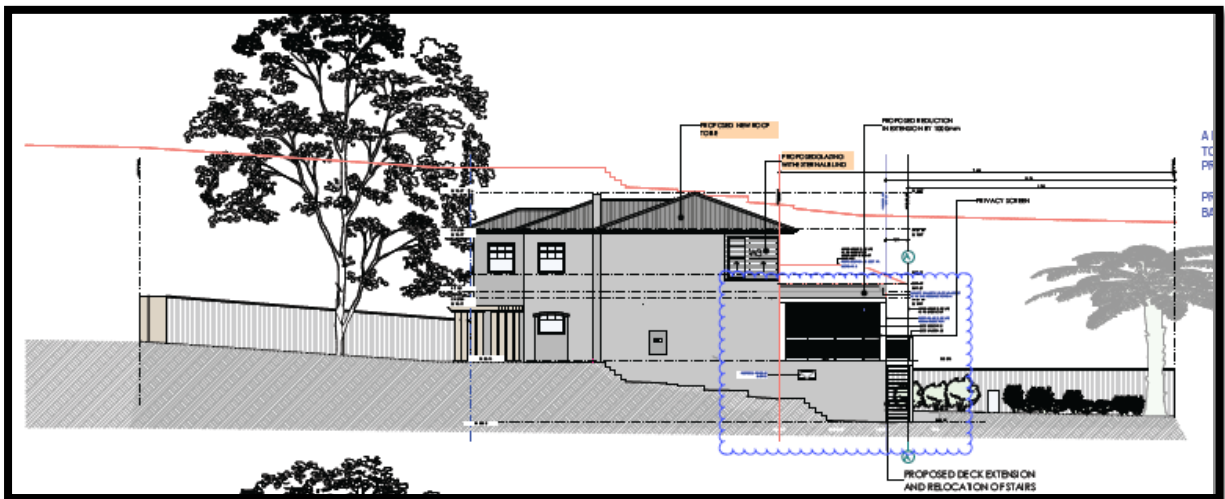
- The new pool room space will be enclosed and sliding doors installed to provide access to the rear yard
- The shed space will be relocated to the southern elevation (where the approved bathrooms is located) and will be accessed via a new external door on the southern elevation
- The bathroom will be relocated to the location of the approved shed on the northern elevation and accessed via the pool room due to site constraints
- A new window for light and ventilation will be located on the northern elevation
- The building envelope at the rear is reduced by 1m

First Floor

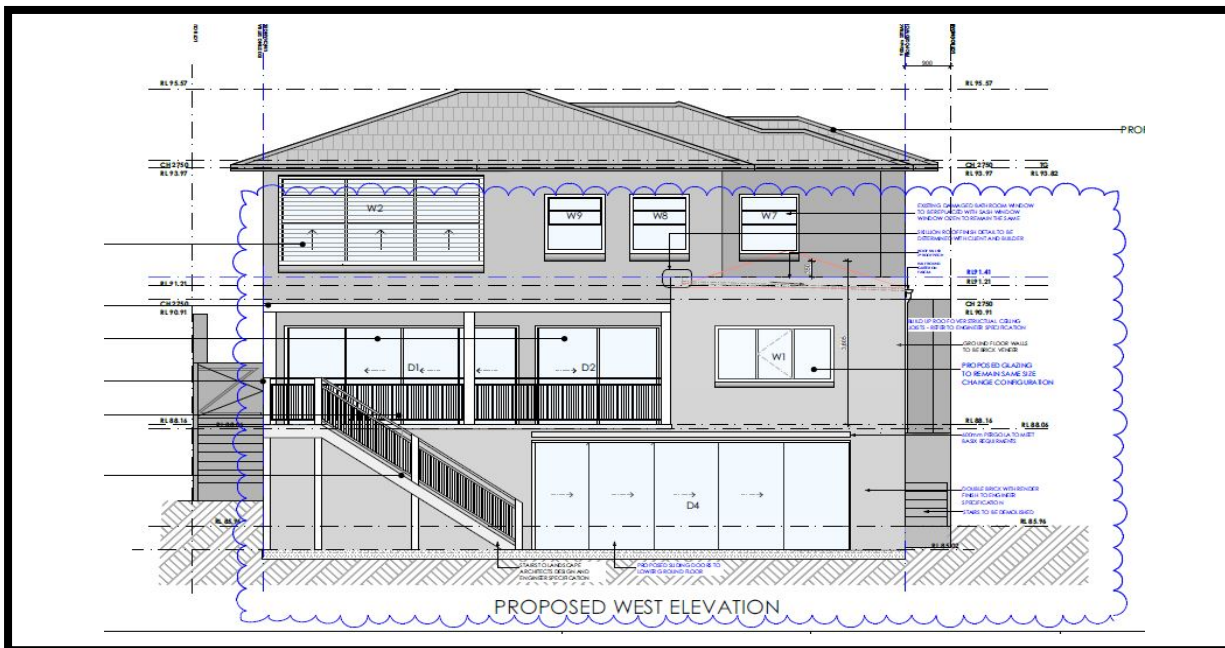
- Minor alterations to window sizes



Source: MXM Studio



Source: MXM Studio



Source: MXM Studio

3.2 Development Statistics

The existing building has an approximate GFA of 176m² and the proposed modification will result in a GFA of 272m² with an FSR of 0.39:1.

Item	Proposal
Site Area	696.7m ²
Gross Floor Area	Existing: 176m ² Proposed: 272m ²
Floor Space Ratio	0.39:1
Height of Building	No change
Site Coverage	Existing = 187.7m ² or 26.9% Proposed = 211m ² or 30.2%
Front Setback	14.7m (no change)
Rear Setback	Existing = 17.2m Proposed = 11.173m
Side Setback (Northern Boundary)	1.4m (no change)
Side Setback (Southern Boundary)	900mm

4 Planning Controls

4.1 Manly Local Environmental Plan 2013

The subject site is zoned R2 Low Density Residential under Manly Local Environmental Plan 2012.

The objectives of the zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The following table reviews the proposal against relevant planning controls contained within the LEP:

Item	Requirement	Proposal	Compliance
Cl.2.2 Permissible land use	Residential accommodation is permissible in the R2 Low Density Residential Zone	Alterations and additions to existing residential accommodation	✓
Cl.4.3 Height of buildings	Maximum height of 8.5 metres	No change proposed	N/A
Cl.4.4 Floor space ratio	Maximum 0.45:1	0.39:1, complies – refer to Section 5.1	✓
Cl.5.10 Heritage conservation	Not heritage affected.	N/A	N/A
Cl.6.1 Acid Sulfate Soils	Acid sulfate soils management plan and preliminary works required for certain activities	Class 5 soil. Works do not involve those described as a risk. Complies.	✓
Cl.6.2 Flood planning	Not flood affected	NA	NA

4.2 Manly Development Control Plan 2013

The DCP was adopted by Council on 16 July 2012 and came into effect on 19 April 2013. This DCP applies all within the LGA where the Municipality of Northern Beaches is the consent authority.

The following table assesses the proposal against the relevant controls contained in the DCP:

Item	Requirement	Proposal	Compliance
Part 3 General Principles of Development			
Streetscape (Residential Areas)	Development should recognise predominant streetscape qualities, such as building form, scale, patterns, materials and colours and vegetation which contributes to the character of the local area	Complies, refer 5.4.2, 5.4.6 and accompanying architectural plans	✓
Amenity (views, overshadowing, overlooking/privacy, noise)	To protect the amenity of existing and future residents and minimise the impact of new development, including alterations and additions, on privacy, views, solar access and general amenity of adjoining and nearby properties including noise and vibration impacts To maximise the provision of open space for recreational needs of the occupier and provide privacy and shade	Complies, refer 5.4.4 and accompanying architectural plans The proposed decking to the rear at ground floor level is concealed by the kitchen extension along the southern elevation and includes screening along the northern edge to mitigate visual and acoustic privacy. The rear setback from the proposed deck complies with the Rear Setback requirement of 8m, as per the MDCP, therefore is considered appropriate to not	✓

Item	Requirement	Proposal	Compliance
		require any screening/to be enclosed The proposal is in keeping with the residential nature of the area and does not require further acoustic mitigation measures.	
Waste Management	To facilitate sustainable waste management in a manner consistent with the principles of Ecologically Sustainable Development (ESD) Encourage environmentally protective waste management practices on construction and demolition sites Encourage the ongoing minimisation and management of waste handling in the future use of premises To ensure waste storage and collection facilities complement waste collection and management services, offered by Council and the private service providers and support on-going control for such standards and services To minimise risks to health and safety	Complies, refer to 5.4.8	✓

Item	Requirement	Proposal	Compliance
	associated with handling and disposal of waste and recycled material, and ensure optimum hygiene To minimise any adverse environmental impacts associated with the storage and collection of waste		
Part 4 Development Controls and Development Types			
Dwelling Density, Dwelling Size and Subdivision	To ensure that new building works achieve a high quality of design and are compatible with the character of Manly's residential areas. To maintain or enhance the quality and identity of development in the areas identified in Schedule 1 – Map A.	Complies, refer 5.4.2, 5.4.6 and accompanying architectural plans	✓
Height of Buildings	8.5m	Complies, refer 5.4.2 and accompanying architectural plans	✓
Floor Space Ratio (FSR)	To control the building bulk of single dwellings and additions. To prevent over development occurring in the Manly LGA. To provide for a site layout that gives usable open area and a building form that is compatible in size with the surrounding areas	The proposed FSR is 0.39:1. The proposed built area is 30.2%.	✓
Setbacks (front, side and rear) and	To maintain and enhance the existing streetscape	The setbacks are	✓

Item	Requirement	Proposal	Compliance
Building Separation	including the desired spatial proportions of the street, the street edge and the landscape character of the street To ensure and enhance local amenity To promote flexibility in the siting of buildings To enhance and maintain natural features	unchanged to the front elevation, and the proposed rear extensions will maintain the existing building line, maintaining the existing side setbacks. The rear has a proposed setback of 11.173m.	
Open Space and Landscaping	Various requirements	Landscaping and open space is considered to be compliant with the Manly DCP. Open Space Area OS3 = 55% of total site Landscaped Open Space = 35% of total Open Space The development proposes a Total Open Space Area of And a landscaped area of 273m² or 43%	✓
Swimming Pools, Spas and Water Features	To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties to minimise the impact of filter noise on neighbouring properties To be appropriately located so as not to adversely impact on the streetscape or the established character of	No change to the existing swimming pool	✓

Item	Requirement	Proposal	Compliance
	the locality		
	To integrate landscaping		
	To become and emergency water resource in bush fire prone areas.		
Part 5 Special Character Areas and Sites			
Foreshore Scenic Protection Area	N/A	N/A	N/A
Threatened Species and Critical Habitat	Any development of land with known habitat for threatened species must consider the likely impacts of the development and whether further assessment needs to be undertaken by a Species Impact Statement	N/A	N/A
Flood Prone Land	Protection of: - People - The natural environment; and - Private and public infrastructure	Complies, refer to 5.7.3	✓
Riparian Land and Watercourses	To maintain, protect and improve the waterways and riparian land in Manly.	N/A	N/A

5 Section 4.15 Assessment

5.1 Section 4.5(1)(a)(i) – Provisions of Any Environmental Planning Instrument

The subject site falls under the jurisdiction of the Manly Local Environmental Plan 2013.

The subject site is zoned R2 Low Density Residential under MLEP 2013.

Under the LEP, alterations and additions to existing permissible developments are permissible with consent.

5.2 Section 4.15(1)(a)(ii) – Provisions of Any Draft Environmental Planning Instrument

There are no draft EPIs which apply to the proposal development or subject site.

5.3 Section 4.15(1)(a)(iii) – Provisions of Any Development Control Plan

As previously discussed in Section 4, Manly Development Control Plan 2013 applies to development proposed on the subject site.

The tables in Section 4 outline the relevant provisions and the specific development controls and provisions are discussed in greater detail in this Section.

The proposed alterations and additions are considered to satisfy all relevant development controls.

5.4 Section 4.15(1)(b) – Likely Impacts of That Development – Built Environment

5.4.1 Site Analysis, Site Design and Streetscape

The proposed development is a modest addition to the the existing dwelling. The resulting development is consistent if not superior in finishes with similar developments within the vicinity.

5.4.2 Height, Bulk and Scale

The proposed alterations and additions do not result in an increase of height of the residential dwelling.

5.4.3 Access, Servicing, Parking and Traffic

No vehicle access is altered or proposed as part of this application.

5.4.4 Sunlight and Shadow

The proposed development will not cause unreasonable overshadowing or loss of sunlight adjoining open space areas and surrounding development.

Shadow diagrams are submitted under separate cover.

5.4.5 Views

The proposed development will not detract from any significant views. There are no significant view lines from the vicinity of the subject site, nor will the proposed additions impede the view lines of any of the adjoining properties.

5.4.6 Heritage

The subject site is not a Heritage item, nor is it located in a Heritage Conservation Area.

5.4.7 BCA and Australian Standards

The proposed development will be constructed to all relevant Building Codes and Australia Standards. These can be ensured through a condition of consent.

5.4.8 Waste Management

The proposed development will minimise waste where possible and all waste will be sent to a licenced waste transfer facility.

5.5 Section 4.15(1)(b) – Likely Impacts of That Development – Natural Environment

5.5.1 Landform, Cut and Fill

There will be no cut and fill required as part of this proposal due to the existing slope of the land and previous excavation.

5.5.2 Tree Removal and Retention

There are no trees to be removed as part of this application. There are no trees that require protection as part of the proposed works.

5.5.3 Stormwater Drainage

There will be no impact on stormwater drainage. The ground floor addition will be connected to the approved stormwater drainage system.

5.5.4 Soils, Erosion and Sedimentation

There will be no soil or erosion and sediment impact as a result of the proposal.

5.5.5 Endangered Flora and Fauna

No endangered flora or fauna are impacted by the proposal.

5.6 Section 4.15(1)(b) – Likely Impacts of That Development – Social and Economic

5.6.1 Safety and Social Impact

The proposed development will not cause any impact on safety and social issues. All works are to the rear of the site, and are considered to be minimal in nature.

5.7 Section 4.15(1)(b) – Likely Impacts of That Development – Hazards

5.7.1 Soil Instability, Subsidence, Slip, Mass Movement

The subject site is not known to contain and subsidence or land slip issues.

5.7.2 Acid Sulfate Soils

The proposed development is not expected to disturb acid sulfate soils.

5.7.3 Flooding, Tidal Inundation

The subject site is not located within a flood prone area and will not adversely impact on natural overland flood paths.

5.7.4 Bushfire

The subject site is not located in a Bushfire Prone Area therefore it will not increase the risk of bushfire or create a fire hazard to nearby developments.

5.7.5 Contamination

The land is not considered be at risk of being contaminated given its long term use as a residential dwelling.

5.8 Section 4.15(1)(d) – Submissions Made in Accordance with the Act or Regs

Not relevant at the SEE preparation stage.

5.9 Section 4.15(1)(e) – The Public Interest

The proposed development is not considered to be contrary to the public interest.

6 Summary

The subject site is zoned R2 Low Density Residential and alterations and additions to existing dwellings are permissible within this zone with consent.

The proposal is permissible with development consent and performs favourably in relation to the relevant aims, objectives and development standards of the relevant environmental planning instruments and associated development control plan.

The proposed alterations and additional are permissible with consent and are generally compliant with the relevant council planning controls and policies and should be supported.

APPENDIX 1



PICTURE 1: A VIEW OF THE FRONT OF THE PROPERTY FROM BEATRICE STREET



PICTURE 2: A VIEW OF STREETScape LOOKING SOUTH ALONG BEATRICE STREET



PICTURE 3: A VIEW OF STREETScape LOOKING NORTH ALONG BEATRICE STREET